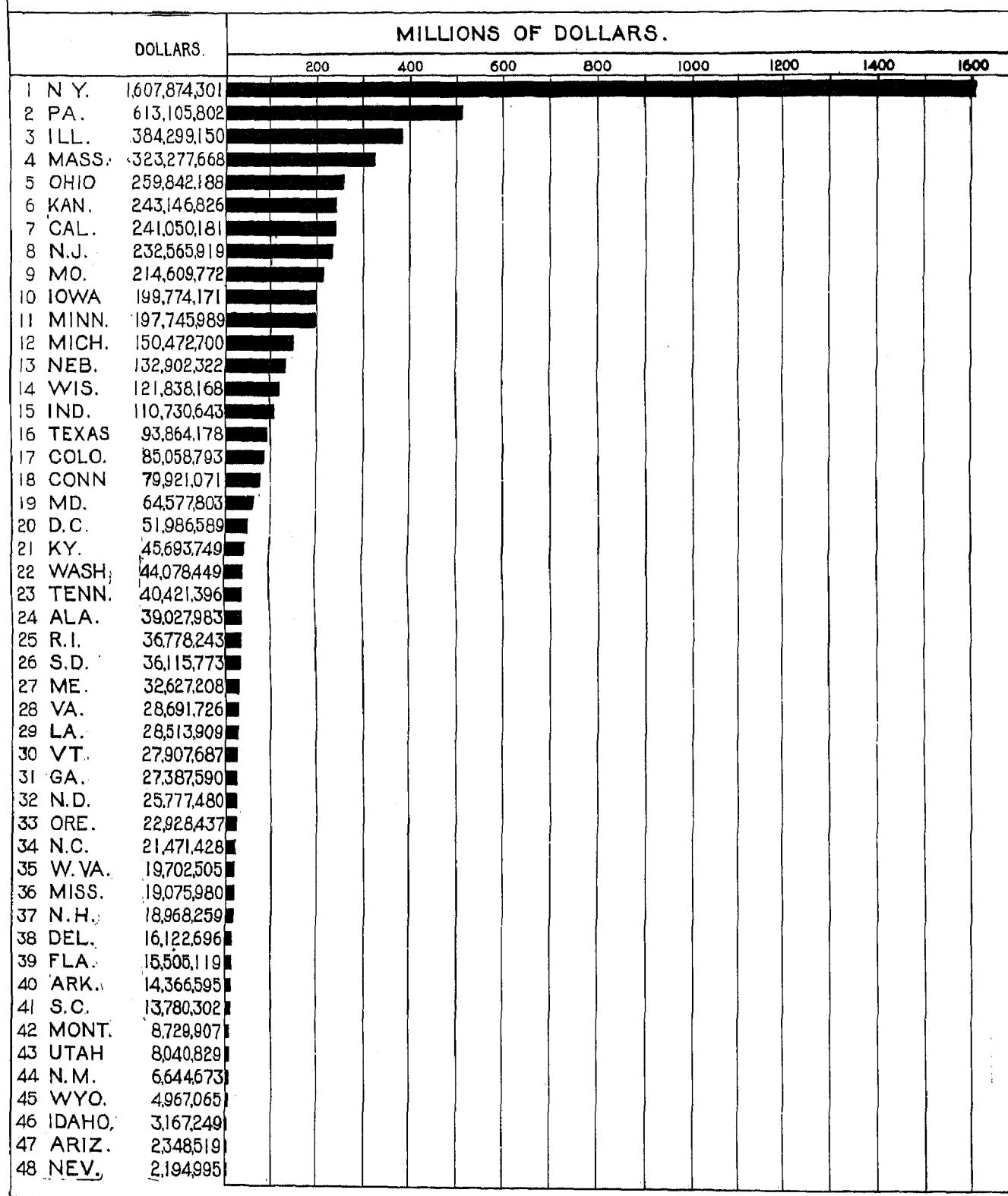

THE MORTGAGES IN FORCE.

REAL ESTATE MORTGAGE DEBT IN FORCE JANUARY 1, 1890.
BY STATES AND TERRITORIES.



THE MORTGAGES IN FORCE.

THEIR NUMBER AND AMOUNT AND THE ACRES AND LOTS COVERED.

In Table 106 it appears that on January 1, 1890, the mortgage movement in the United States brings the mortgage debt in force up to a total of \$6,019,679,985, represented by 4,777,698 mortgages. On acre tracts the mortgages in force number 2,303,061 and their amount is \$2,209,148,431, while on lots the mortgages in force number 2,474,637 and their amount is \$3,810,531,554. The acres that are under mortgage number 273,352,109; the lots, 4,161,138.

PROMINENT STATES.—New York has more mortgages in force than any other state, namely, 579,472, although more mortgages were made in Pennsylvania during the decade than in New York. The explanation of this is that mortgages endure for a considerably longer period of time in New York than in Pennsylvania, as will subsequently be shown. New York also has more debt in force than any other state, the amount being \$1,607,874,301.

In both number and amount of mortgages Pennsylvania stands second, the number of mortgages in force being 518,165 and their amount \$613,105,802. In regard to amount of debt in force, Illinois stands third, Massachusetts fourth, Ohio fifth, Kansas sixth, California seventh, New Jersey eighth, Missouri ninth, and Iowa tenth. The mortgage debt of these 10 states is 71.76 per cent of the mortgage debt of the United States; that of the first 5 states, 52.97 per cent; that of New York and Pennsylvania, 36.90 per cent; that of New York, 26.71 per cent.

Kansas has more mortgages in force on acre tracts than any other state, namely, 203,306; New York has more debt in force on acres, the amount being \$217,813,055. In the case of lots, New York stands before all other states, both in number of mortgages in force and amount of debt; the number of mortgages is 422,658, their amount \$1,390,061,246.

Although Texas is a little below the average of the states in regard to the number and amount of mortgages in force, more acres are covered by mortgage in that state than in any other, the number being 32,192,178 acres. Kansas stands second, with 26,577,522 acres. The number of lots covered by mortgage in New York is 647,386, a number equaled by no other state.

"ACRES" AND "LOTS", "FARMS" AND "HOMES".—As has already been mentioned, the words "acres" and "lots" have not permitted such classification of mortgages as is desirable. Among the acre tracts are many that are suburban and are intended for home sites, or have already become such. There are many acre tracts, too, occupied for manufacturing and business purposes. It would be preferable to charge this debt up to lots, so that the acre debt might more nearly represent the farm debt; but to do so was practically impossible when the abstracts of mortgages were made by the special agents of the Census Office in the real estate record offices. For the reasons given the mortgage debt on acre tracts is considerably larger than the farm mortgage debt. On the other hand, the debt that may properly be regarded as incumbering lots is greater than the lot debt exhibited in Tables 106 and 107. What has been said in regard to the amount of debt on acres and lots applies also to the number of mortgages in force and also to the number of acres and lots incumbered. A considerable proportion of the mortgage debt incumbering homes, as exhibited in the report on "Farms and Homes: Proprietorship and Indebtedness", is classified as incumbrance on acres in this report.

REVIEW OF STATES AND COUNTIES.—Table 107 exhibits the amount of mortgage debt on acres and lots and their total by counties. The computation of the number of mortgages in force and the number of acres and lots covered by them is not undertaken for counties on account of the numerous counties in which the mortgages and the acres and lots covered by them are few and in which their distribution throughout the decade is very irregular. For county results it seems advisable to confine the application of the process of computation to the purpose of ascertaining the amount of existing indebtedness.

As shown in Table 107, mining, manufacturing, and the growth of Birmingham have given to Jefferson county, Ala., an amount of existing mortgage debt that is 37.90 per cent of the total for the state.

In California there is a centralization of the existing mortgage debt around San Francisco bay in the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. In these counties is 41.06 per cent of the mortgage debt of the state. Other centralizations of mortgage debt are in the southern part of the state in the counties of Los Angeles and San Diego, containing, respectively, the cities of the same names. In these 2 counties is 17.98 per cent of the mortgage debt of the state. In the 11 counties named, out of a total of 53, is 59.64 per cent of the state's existing mortgage debt.

Denver, in Arapahoe county, Colo., has increased 199.51 per cent in population since 1880. Under this rapid growth the existing mortgage debt of the county has become 55.93 per cent of that of the state.

Most of the existing mortgage debt of Connecticut, namely, 80.95 per cent, covers real estate in 3 of the 8 counties: Fairfield, containing Bridgeport, and Hartford and New Haven, each containing the city of the same name.

Including annexations that have been made since 1880, Chicago, in Cook county, Ill., has increased in population 118.58 per cent, and the existing mortgage debt in the county is \$191,518,209, or 49.84 per cent of the existing mortgage debt of the state.

It will at once be noticed upon looking at the table for Iowa that the existing mortgage debt is distributed quite evenly among the various counties; indeed, this is generally the appearance of Table 107 for states having little centralization of population.

In Kansas 71.86 per cent of the existing mortgage debt incumbents acre tracts. The mortgage debt both on lots and on acres has to a great extent had an origin in speculation.

One county in Kentucky, Jefferson, containing the city of Louisville, is the only one in the state conspicuous for the amount of mortgage debt, and this is 27.15 per cent of the total in the state. The city population increased 30.20 per cent since 1880.

In Louisiana, Orleans parish, containing New Orleans, has 38.36 per cent of the mortgage debt of the state. No other parish is conspicuous.

In Maryland 42.42 per cent of the mortgage debt incumbents real estate in the city of Baltimore.

The figures for Massachusetts illustrate the importance of the counties and the magnitude of their interests. Two of the counties are small islands, and of the 12 remaining counties 8 have each a mortgage debt of more than \$10,000,000. The mortgage debt of Suffolk county, containing Boston, amounts to \$123,734,937, or 38.28 per cent of the mortgage debt in force in the state.

Minneapolis, in Hennepin county, Minn., increased 251.35 per cent in population since 1880, and St. Paul, in Ramsey county, 221.07 per cent. The growth of these 2 cities, together with considerable speculation in unimproved lots, has been accompanied by a mortgage debt in the 2 counties amounting to 55.40 per cent of the total in the state.

St. Louis city, in Missouri, has a population of 451,770, or an increase of 28.89 per cent over the population of 1880. Kansas city, in the county of Jackson, increased in population 137.91 per cent during the decade, and now has 132,716 people. The rapid growth of this city has led to considerable speculation in urban and suburban land, which has helped to swell the mortgage debt. In St. Louis city the mortgage debt in force is \$41,193,669; in Jackson county, \$71,406,968; lands in the city and county are incumbered with 52.47 per cent of the mortgage debt in the state.

Douglas county, Neb., containing Omaha, and Lancaster county, containing Lincoln, are the prominent ones in that state in respect to mortgage debt, the amount being 27.27 per cent of the debt in force throughout the entire state.

Nevada has a mortgage debt as small as that of a small eastern county. It is \$2,194,995. Every county in the state of New York but 2 has a larger mortgage debt. No other state or territory has as small a mortgage debt as this. Arizona comes nearest, with \$2,348,519.

CONCENTRATION OF MORTGAGE DEBT.—There is a marked concentration of mortgage debt in New Jersey in the neighborhood of New York city in the counties of Bergen; Essex, containing Newark; Hudson, containing Jersey city; Monmouth, containing seaside resorts; Passaic, containing Paterson, and Union, containing Elizabeth; 59.43 per cent of the mortgage debt of the state incumbents these counties.

New York has a still greater concentration of mortgage debt in New York county, which is coterminous with the city of the same name; in Kings county, containing Brooklyn; Queens county, suburban to Brooklyn; Richmond county, or Staten island, situated across the bay from New York, and Westchester county, suburban to New York. Within this region the mortgage incumbrance amounts to \$1,141,123,580, which is 70.97 per cent of the mortgage debt of the state of New York, and 18.96 per cent of the mortgage debt of the United States. These counties, together with the 6 New Jersey counties above named, are incumbered with a mortgage debt amounting to \$1,279,343,708, or 21.25 per cent of the mortgage debt of the nation, or more than twice the mortgage debt of the entire south. The mortgage debt of New York county alone, which is \$839,684,530, is equal to the mortgage debt of the south and 55.44 per cent more. It is nearly twice the mortgage debt of that part of the United States that lies west of the Dakotas, Nebraska, Kansas, and Texas, comprising the Rocky Mountain and Pacific Coast regions. It is 86.62 per cent of the mortgage debt of these regions and the south combined, and it is 40.42 per cent of the mortgage debt of the North Central division, with its populous cities of Chicago (second only to New York), Cincinnati, Cleveland, Detroit, Indianapolis, Kansas city, Milwaukee, Minneapolis, Omaha, St. Louis, and St. Paul.

Among the more important counties in Ohio in regard to amount of mortgage debt are Cuyahoga, containing Cleveland; Franklin, containing Columbus; Hamilton, containing Cincinnati; Lucas, containing Toledo, and Montgomery, containing Dayton. Lands in these 5 counties, out of a total of 88, are incumbered with 33.45 per cent of the mortgage debt in the state.

Philadelphia county, Pa., which is coterminous with the city of that name, has a mortgage debt of \$178,903,066, and if to this is added the mortgage debt of Allegheny county, containing Allegheny and Pittsburg, the sum is 39.45 per cent of the state's total. Much of the mortgage debt of Pennsylvania incumbents coal and iron mines.

City growth and attendant speculation in land have given for the state of Washington 64.51 per cent of the mortgage debt in the 3 counties of King, containing Seattle; Pierce, containing Tacoma, and Spokane, containing Spokane

THE SOUTH.—Comment has already been made in regard to the small proportions of the mortgage debt of the south, and few words need to be added in the consideration of Table 107. Only a small proportion of the counties of the southern states are populous or wealthy enough to present anything but small numbers to stand for the mortgage debt. Of the 448 cities and towns in the United States containing a population of 8,000 and over the south has 73, or 16.29 per cent. The cities of the south having a population of 100,000 or more are Louisville, with a population of 161,129; Washington, D. C., with a population of 230,392; New Orleans, with a population of 242,039; and Baltimore, with a population of 434,439, while the total number of the cities of this class in the United States is 28.

MORTGAGE DEBT IN GEOGRAPHICAL DIVISIONS.—Upon grouping the states by geographical divisions it appears that almost one-half (49.39 per cent) of the mortgage debt in force incumbers real estate in New England, New York, New Jersey, and Pennsylvania. This region contains 27.79 per cent of the population of the United States, and 35.46 per cent of the true value of real estate. In the southern states the mortgage debt is 8.97 per cent of the mortgage debt of the country; the population, 31.67 per cent.

The number and amount of mortgages in force are distributed to the different geographical divisions as follows by percentages: North Atlantic division, number of mortgages, 33.80 per cent; amount, 49.39 per cent. South Atlantic, number of mortgages, 6.17 per cent; amount, 4.30 per cent. North Central, number of mortgages, 48.57 per cent; amount, 34.51 per cent. South Central, number of mortgages, 6.40 per cent; amount, 4.67 per cent. Western, number of mortgages, 5.06 per cent; amount, 7.13 per cent.

THE DISTRIBUTION OF MORTGAGES IN FORCE ON ACRES in the different groups of states is as follows: North Atlantic division, number of mortgages, 19.03 per cent; amount, 22.52 per cent. South Atlantic, number of mortgages, 7.37 per cent; amount, 5.34 per cent. North Central, number of mortgages, 59.78 per cent; amount, 54.07 per cent. South Central, number of mortgages, 9.01 per cent; amount, 8.36 per cent. Western, number of mortgages, 4.81 per cent; amount, 9.71 per cent.

GEOGRAPHICAL DISTRIBUTION OF MORTGAGES ON LOTS.—With respect to mortgages in force on lots the distribution is thus stated: North Atlantic division, number of mortgages, 47.55 per cent; amount, 64.96 per cent. South Atlantic, number of mortgages, 5.05 per cent; amount, 3.71 per cent. North Central, number of mortgages, 38.15 per cent; amount 23.17 per cent. South Central, number of mortgages, 3.96 per cent; amount, 2.52 per cent. Western, number of mortgages, 5.29 per cent; amount, 5.64 per cent.

GEOGRAPHICAL DISTRIBUTION OF ACRES AND LOTS MORTGAGED.—The total number of acres and lots covered by the mortgages in force in the United States are apportioned among the respective geographical divisions as follows: North Atlantic division, number of acres, 11.15 per cent; number of lots, 39.53 per cent. South Atlantic, acres, 10.38 per cent; lots, 4.21 per cent. North Central, acres, 48.97 per cent; lots, 41.48 per cent. South Central, acres, 20.67 per cent; lots, 4.17 per cent. Western, acres, 8.83 per cent; lots, 10.61 per cent.

The numbers used in the computation of the foregoing percentages are presented in Table 23, and the percentages in Table 24.

TABLE 23.—NUMBER AND AMOUNT OF REAL ESTATE MORTGAGES IN FORCE JANUARY 1, 1890, AND NUMBER OF ACRES AND LOTS COVERED, BY GEOGRAPHICAL DIVISIONS.

GEOGRAPHICAL DIVISIONS.	TOTAL.		ON ACRES.		ON LOTS.		NUMBER COVERED.	
	Number.	Amount.	Number.	Amount.	Number.	Amount.	Acres.	Lots.
The United States.....	4,777,098	\$0,010,070,085	2,303,061	\$2,200,118,431	2,474,037	\$0,810,631,554	273,352,100	4,101,138
North Atlantic	1,014,060	2,973,020,158	438,310	407,585,352	1,176,050	2,475,440,800	80,486,417	1,614,797
South Atlantic	204,690	250,225,758	109,607	117,082,084	125,023	141,242,774	28,377,004	175,183
North Central	2,920,711	2,077,235,182	1,376,686	1,104,452,052	944,025	882,803,130	133,855,247	1,720,009
South Central	305,610	280,903,700	207,510	181,729,081	98,130	90,233,600	56,488,032	173,008
Western.....	241,691	429,200,007	110,888	214,308,002	130,803	214,811,035	24,143,810	441,541

TABLE 24.—PERCENTAGE OF NUMBER AND OF AMOUNT OF REAL ESTATE MORTGAGES IN FORCE JANUARY 1, 1890, AND OF NUMBER OF ACRES AND LOTS COVERED, BY GEOGRAPHICAL DIVISIONS.

GEOGRAPHICAL DIVISIONS.	TOTAL.		ON ACRES.		ON LOTS.		NUMBER MORTGAGED.	
	For number.	For amount.	For number.	For amount.	For number.	For amount.	For acres.	For lots.
The United States.....	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
North Atlantic	33.80	49.39	19.03	22.52	47.55	64.96	11.15	89.53
South Atlantic	6.17	4.30	7.37	5.34	5.05	8.71	10.38	4.21
North Central	48.57	34.51	59.78	54.07	88.15	23.17	48.97	41.48
South Central	6.40	4.67	9.01	8.36	3.96	2.52	20.07	4.17
Western.....	5.06	7.13	4.81	9.71	5.29	5.64	8.83	10.01

REAL ESTATE MORTGAGES.

THE MORTGAGES IN FORCE WITH REFERENCE TO CITIES OF 100,000 POPULATION AND OVER.—In the 27 counties, including the District of Columbia, containing the 28 cities that have a population of 100,000 and over the real estate is incumbered with 40.51 per cent of the mortgage debt of the United States. The mortgage debt of these counties is 49.73 per cent of the mortgage debt of the 18 states and the District of Columbia in which the 28 cities are situated. Some of these counties have passed in review in the foregoing comment on Table 107, but the counties are here brought together in Table 25 in order that comparisons among them may be more easily made, and also in order that the magnitude of their total mortgage debt may be exhibited.

TABLE 25.—AMOUNT OF REAL ESTATE MORTGAGE DEBT IN FORCE JANUARY 1, 1890, BY 27 COUNTIES CONTAINING THE 28 CITIES OF 100,000 POPULATION AND OVER.

STATES, COUNTIES, AND CITIES.	Total.	On acres.	On lots.	Percentage of state's total.
The 27 counties.....	\$2,428,388,100	\$106,482,770	\$2,080,976,733	40.73
California:				
San Francisco (San Francisco).....	54,286,398	48,589	54,237,809	22.52
Colorado:				
Arapahoe (Denver).....	47,575,596	5,213,723	42,361,873	65.93
District of Columbia (Washington).....	51,986,580	2,226,277	40,700,312	100.00
Illinois:				
Cook (Chicago).....	101,618,200	14,065,305	177,452,904	40.84
Indiana:				
Marion (Indianapolis).....	12,024,902	2,021,989	10,002,973	11.07
Kentucky:				
Jefferson (Louisville).....	12,407,403	1,837,341	10,570,122	27.15
Louisiana:				
Orleans (New Orleans).....	10,939,030	88,830	10,870,700	38.36
Maryland:				
Baltimore city.....	27,303,170	.....	27,303,170	42.42
Massachusetts:				
Suffolk (Boston)	123,734,937	465,152	123,269,785	38.28
Michigan:				
Wayne (Detroit).....	22,015,170	3,496,815	18,518,301	14.03
Minnesota:				
Hennepin (Minneapolis).....	57,701,708	6,251,244	51,510,404	20.21
Ramsey (St. Paul)	51,790,147	4,933,551	47,450,500	26.19
Missouri:				
Jackson (Kansas city)	71,400,908	10,085,511	54,741,457	33.27
St. Louis city.....	41,103,000	4,550,854	36,030,815	18.10
Nebraska:				
Douglas (Omaha)	27,064,041	3,357,013	23,707,028	20.36
New Jersey:				
Essex (Newark)	47,130,063	2,070,070	44,454,584	20.27
Hudson (Jersey city)	38,422,021	1,784,318	34,037,703	15.06
New York:				
Erie (Buffalo).....	75,340,388	9,537,374	65,800,014	4.69
Kings (Brooklyn).....	235,014,813	2,810,410	232,704,804	14.62
Monroe (Rochester).....	54,118,884	9,305,040	44,752,035	3.37
New York (New York).....	830,084,630	2,245,525	837,489,005	52.23
Ohio:				
Cuyahoga (Cleveland).....	21,705,054	2,806,408	18,980,180	8.39
Hamilton (Cincinnati).....	33,705,020	3,210,073	30,554,350	12.99
Pennsylvania:				
Allegheny (Allegheny and Pittsburg).....	92,975,531	.....	.....	10.27
Philadelphia (Philadelphia).....	178,903,000	.....	.....	20.18
Rhode Island:				
Providence (Providence).....	25,255,014	1,827,620	23,427,304	98.07
Wisconsin:				
Milwaukee (Milwaukee).....	23,928,438	6,110,051	17,817,787	30.61

STATE AND RAILROAD CONTRACT DEBT.—Under the contracts by which 10 states and 56 railroads in 26 states and territories have disposed of land on credit there remains in force a debt of \$57,564,656, of which \$55,585,041 is in force against acres and \$1,979,615 against lots. Under the state contracts the debt in force is \$26,462,223, of which \$26,437,397 is on acres and \$24,826 on lots. In the case of railroad contracts, the existing debt is \$31,102,433, of which \$29,147,644 incumbers acres and \$1,954,789 incumbers lots.

INTEREST CHARGE ON THE CONTRACTS.—For both classes of contracts the interest charge amounts to \$3,823,553 for 1 year, \$3,659,366 being the interest charge under contracts on acres and \$164,187 being the interest charge under contracts on lots. On the state contracts in force the interest charge for 1 year is \$1,658,198, of which \$1,656,460 is on acre contracts and \$1,738 is on lot contracts. In the case of railroad contracts in force, the interest charge for 1 year is \$2,165,355; of this amount \$2,002,906 is the interest charge under contracts on acres and \$162,449 on lots.

These totals and the details for states are presented in Table 26. The debt in force is not the result of computation, but is the fact as ascertained from the books of the officials of states and railroad companies. Much of this debt was incurred previous to 1880.

TABLE 26.—AMOUNT OF STATE AND RAILROAD CONTRACTS FOR THE SALE OF LAND ON CREDIT IN FORCE
JANUARY 1, 1890, AND INTEREST CHARGE THEREON FOR 1 YEAR, BY STATES AND TERRITORIES.

[These contracts are included in Tables 106 and 107.]

STATE AND RAILROAD CONTRACTS COMBINED.

STATES AND TERRITORIES.	Total.	On acres.	On lots.	INTEREST CHARGE FOR 1 YEAR.		
				Total.	On acres.	On lots.
The 26 states and territories.....	\$57,564,036	\$55,585,041	\$1,070,015	\$3,823,553	\$3,050,360	\$164,187
Alabama.....	98,360	98,360	.....	6,149	6,149	.....
Arizona.....	309,050	309,050	.....	18,543	18,543	.....
Arkansas.....	819,534	788,365	31,160	40,253	47,382	1,871
California.....	4,035,604	4,035,604	.....	324,801	324,801	.....
Colorado.....	2,150,018	2,130,543	20,375	161,290	140,568	1,732
Florida.....	264,738	244,300	20,420	21,020	10,385	1,036
Idaho.....	31,000	31,000	.....	2,170	2,170	.....
Illinois.....	72,548	67,578	4,970	3,724	3,370	345
Iowa.....	730,215	642,409	86,716	51,104	42,050	8,608
Kansas.....	7,061,718	7,576,032	80,680	502,036	408,502	8,444
Michigan.....	1,110,040	1,101,130	15,204	77,678	70,514	1,004
Minnesota.....	9,390,704	9,384,223	6,571	521,708	521,287	451
Mississippi.....	40,869	38,110	2,750	3,205	2,085	220
Missouri.....	197,648	102,009	4,730	13,182	12,801	821
Montana.....	858,890	751,707	107,120	60,123	52,024	7,400
Nebraska.....	8,681,070	8,432,140	240,824	507,614	513,580	24,055
Nevada.....	478,200	478,200	.....	31,321	31,321	.....
New Mexico.....	13,195	13,195	.....	702	702	.....
North Dakota.....	712,169	603,339	48,430	50,121	40,434	3,687
Oregon.....	750,181	750,181	.....	63,062	63,062	.....
South Dakota.....	105,568	48,587	110,081	10,417	4,650	11,558
Texas.....	10,668,677	10,500,335	62,942	748,643	742,031	5,712
Utah.....	410,370	302,339	24,000	27,617	26,077	1,440
Washington.....	4,854,086	3,808,905	655,091	817,525	272,371	75,154
Wisconsin.....	810,044	730,005	20,030	65,085	50,025	1,470
Wyoming.....	1,714,020	1,600,150	104,870	105,570	90,540	0,021

STATE CONTRACTS.

The 10 states.....	26,462,223	20,437,307	24,820	1,050,108	1,050,400	1,738
California.....	1,000,020	1,000,020	.....	70,064	70,064	.....
Colorado.....	558,532	540,910	6,622	38,068	38,281	074
Kansas.....	3,007,735	3,007,735	.....	220,064	220,004	.....
Michigan.....	391,558	376,354	15,204	27,400	26,346	1,004
Minnesota.....	6,409,551	6,409,551	.....	320,478	320,478	.....
Nebraska.....	3,880,047	3,830,047	.....	233,103	233,103	.....
Nevada.....	304,302	304,302	.....	39,150	10,150	.....
Oregon.....	308,377	308,377	.....	30,838	30,838	.....
Texas.....	9,613,987	9,613,987	.....	673,055	673,055	.....
Wisconsin.....	203,124	203,124	.....	18,419	18,419	.....

RAILROAD CONTRACTS.

The 26 states and territories.....	81,102,438	29,147,044	1,054,780	2,105,965	2,002,000	102,440
Alabama.....	98,360	98,360	.....	6,149	6,149	.....
Arizona.....	309,050	309,050	.....	18,543	18,543	.....
Arkansas.....	819,534	788,365	31,160	40,253	47,382	1,871
California.....	4,034,684	4,034,684	.....	254,707	254,707	.....
Colorado.....	1,600,380	1,589,033	10,763	112,832	111,274	1,058
Florida.....	264,738	244,300	20,420	21,020	10,385	1,036
Idaho.....	31,000	31,000	.....	2,170	2,170	.....
Illinois.....	72,548	67,578	4,970	3,724	3,370	345
Iowa.....	730,215	642,409	86,716	51,104	42,050	8,608
Kansas.....	3,903,983	3,007,207	80,680	281,072	273,528	8,444
Michigan.....	724,782	724,782	.....	50,160	50,160	.....
Minnesota.....	2,981,243	2,974,072	6,671	201,230	200,770	461
Mississippi.....	40,869	38,110	2,750	3,205	2,985	220
Missouri.....	197,648	192,900	4,730	13,182	12,801	821
Montana.....	858,890	751,707	107,120	60,123	52,624	7,400
Nebraska.....	4,795,023	4,540,039	240,824	334,481	310,426	24,055
Nevada.....	173,808	173,808	.....	12,171	12,171	.....
New Mexico.....	13,195	13,195	.....	702	702	.....
North Dakota.....	712,169	603,339	48,430	50,121	40,434	3,687
Oregon.....	387,804	387,804	.....	27,064	27,064	.....
South Dakota.....	105,568	48,587	110,081	10,417	4,650	11,558
Texas.....	954,090	892,348	62,942	74,988	60,270	5,712
Utah.....	410,330	302,330	24,000	27,517	26,077	1,440
Washington.....	4,854,086	3,808,905	655,091	817,525	272,371	75,154
Wisconsin.....	647,820	526,881	20,030	90,670	85,208	1,470
Wyoming.....	1,714,020	1,600,150	104,870	105,570	90,540	0,021

REAL ESTATE MORTGAGES.

INCREASE OF MORTGAGE DEBT.

TO BE DETERMINED BY A COMPUTATION.—What the amount of existing real estate mortgage debt in the United States was in 1880 it is impossible to determine, except roughly by a computation. As already pointed out, a progressive movement characterized the mortgage debt incurred during the decade under consideration, and, if it may be assumed that the life of mortgages and the percentage of partial payments have not changed materially from the beginning to the end of the decade, the following formula may be regarded as approximately sound: the percentage of increase of the mortgage debt in force January 1, 1890, over the mortgage debt in force January 1, 1880, is the same as the percentage of increase of the mortgage debt incurred in 1889 over the mortgage debt incurred in 1879.

The character of the mortgage movement during the 8 or 10 years preceding 1880 may qualify the conclusion. The financial history of that period makes it probable that the movement was a diminishing progression, if there was any perceptible movement at all, or the reverse of the movement of 1880–1889, and, if so, an estimate of the existing debt of 1880, as proposed, would be too large; but, on the other hand, the financial depression of 1873–1878 must have checked the payment of mortgages, as well as the incurring of debt, and hence prolonged the life of mortgages, perhaps enough to offset the effect of the diminishing progression in the estimate of the existing debt of 1880. In making the computation the mortgage debt incurred in 1880 is accepted for 1879, and this, probably, gives a larger debt in force in 1880 than was really in force.

MORTGAGES IN FORCE IN 1880.—The formula above stated is the best that can be devised, and it gives for the United States an existing mortgage debt on acres January 1, 1880, of \$1,292,050,784; on lots, \$1,202,819,304; or a total real estate mortgage debt of \$2,494,870,088.

The total is obtained by adding the existing mortgage debt on acres and that on lots, and consequently the increase in the total mortgage debt in force in 1890 over that in force in 1880 is not represented by the same percentage that represents the increase of total incurred mortgage debt of 1889 over that of 1879, owing to the increasing share of the debt incurred on lots during the decade. Therefore, while the incurred mortgage debt increased 146.53 per cent from 1880 to 1889, the total mortgage debt in force increased 141.28 per cent.

TABLE 27.—INCREASE OF REAL ESTATE MORTGAGES IN FORCE.

DESCRIPTION.	MORTGAGES IN FORCE JANUARY 1—				PERCENTAGE OF INCREASE.	
	1880		1890		For number.	For amount.
	Number.	Amount.	Number.	Amount.		
Total.....	2,687,610	\$2,404,870,088	4,777,008	\$0,010,070,085	84.04	141.28
Mortgages on acres.....	1,027,145	1,292,050,784	2,303,001	2,200,148,431	41.54	70.98
Mortgages on lots	960,465	1,202,819,304	2,474,037	3,810,531,554	157.05	210.80
Number of acres mortgaged.....	165,107,580	.....	273,352,109	.....	65.50	.....
Number of lots mortgaged	1,303,820	.....	4,101,138	.....	108.54	.....

PERCENTAGE OF INCREASE OF INCURRED MORTGAGE DEBT, 1889 OVER 1880.—Table 28 shows the percentage of increase of the number and amount of real estate mortgages made in 1889 over those made in 1880, or of the decrease, by states and territories and by geographical divisions. The use to which the table can be applied is chiefly to determine the increase or decrease in the number and amount of mortgages in force from 1880 to 1890. While it may be supposed that the increase or decrease of mortgage debt may be determined in this way with a rough approximation to the truth for the United States and for the larger states, this supposition can hardly be made in the case of the smaller states and territories, on account of the small amount of mortgage debt incurred in them and the great annual irregularity with which it was incurred.

The greatest increase in the number and amount of mortgages made is in the Western division. Next below that division is the South Central division, and next to that the South Atlantic division. In the North Atlantic and North Central divisions the percentages of increase are very nearly the same.

THE MORTGAGES IN FORCE.

93

TABLE 28.—PERCENTAGE OF INCREASE OF NUMBER AND OF AMOUNT OF REAL ESTATE MORTGAGES MADE IN 1889 OVER THOSE MADE IN 1880, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	TOTAL.		ON ACRES.		ON LOTS.	
	For number.	For amount.	For number.	For amount.	For number.	For amount.
	00.08	146.53	41.54	70.08	157.05	216.80
The United States.....	100.00	100.00	100.00	100.00	100.00	100.00
Alabama.....	102.39	414.04	132.23	270.02	536.74	605.46
Arizona.....	110.34	43.66	194.87	10.15	72.31	137.87
Arkansas.....	109.74	205.71	79.52	148.15	257.31	401.74
California.....	178.23	225.35	117.41	179.21	248.40	280.50
Colorado.....	501.33	491.84	676.84	258.01	444.73	727.46
Connecticut.....	68.72	92.50	43.41	4.27	89.30	125.44
Delaware.....	49.11	81.65	24.19	55.05	56.27	93.02
District of Columbia.....	101.76	351.21	137.50	473.81	195.44	318.52
Florida.....	410.45	638.64	340.80	533.22	517.12	592.32
Georgia.....	238.77	261.85	205.36	218.52	346.81	326.11
Idaho.....	708.44	589.93	912.50	640.83	352.44	370.33
Illinois.....	101.39	158.58	5.14	36.67	227.49	313.99
Indiana.....	82.02	73.94	53.38	48.73	133.21	132.07
Iowa.....	22.90	61.75	2.55	39.10	81.36	148.82
Kansas.....	06.90	187.12	10.98	114.63	290.21	556.26
Kentucky.....	70.74	92.83	40.85	61.12	148.23	130.10
Louisiana.....	78.51	41.83	104.80	55.90	49.96	23.47
Maine.....	19.40	33.28	11.41	25.30	25.15	39.87
Maryland.....	70.86	67.70	30.40	38.66	65.28	89.22
Massachusetts.....	115.76	168.05	52.30	136.20	134.18	173.25
Michigan.....	11.38	21.02	211.82	48.22	66.03	93.08
Minnesota.....	112.58	296.09	30.93	70.94	381.32	813.50
Mississippi.....	143.77	150.22	132.02	143.42	211.14	225.74
Missouri.....	95.80	236.15	34.24	106.62	229.60	396.20
Montana.....	580.45	678.18	407.25	489.83	763.02	700.29
Nebraska.....	177.50	381.01	105.63	234.05	474.12	900.78
Nevada.....	239.18	219.12	220.80	61.90	450.00	244.94
New Hampshire.....	44.15	66.70	22.08	15.00	80.60	147.01
New Jersey.....	107.43	130.95	0.00	23.15	140.07	101.02
New Mexico.....	504.71	212.21	774.42	210.06	407.74	233.01
New York.....	73.76	148.28	45.81	8.01	118.33	185.18
North Carolina.....	108.67	100.62	91.51	87.89	175.00	172.20
North Dakota.....	287.06	287.07	871.75	230.27	69.00	284.95
Ohio.....	60.21	43.48	5.25	61.20	91.60	102.85
Oregon.....	174.23	173.10	151.00	140.70	224.13	231.98
Pennsylvania.....	68.04	102.77	45.60	45.87	108.60	140.80
Rhode Island.....	67.57	102.88	12.24	122.90	79.80	90.77
South Carolina.....	111.15	93.12	110.19	87.64	114.36	108.45
South Dakota.....	413.50	771.77	382.43	677.30	605.23	1,050.60
Tennessee.....	100.70	313.06	79.02	107.47	325.57	511.00
Texas.....	169.20	420.12	110.77	370.08	332.03	530.50
Utah.....	338.71	720.21	257.65	310.24	370.03	1,025.61
Vermont.....	9.00	20.23	02.85	013.32	42.53	65.37
Virginia.....	110.62	157.73	48.02	80.80	213.02	268.87
Washington.....	1,313.50	3,253.02	1,020.22	2,435.38	1,685.05	4,312.75
West Virginia.....	96.73	95.30	50.00	70.58	184.10	143.91
Wisconsin.....	40.37	82.73	8.43	37.02	143.13	103.88
Wyoming.....	420.63	612.91	2,594.12	2,552.31	224.18	275.03

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic.....	71.62	127.35	0.50	10.85	111.63	108.41
South Atlantic.....	120.39	154.03	101.45	100.53	173.00	211.00
North Central.....	73.10	120.64	28.78	61.60	100.38	207.24
South Central.....	132.28	107.42	96.35	171.63	227.02	247.40
Western.....	822.05	820.27	261.15	208.80	380.01	517.65

^a Decrease.

MORTGAGES IN FORCE DURING FIVE YEARS, 1886-1890.—An attempt is made to determine the number and amount of mortgages in force January 1 for each of the five years 1886-1890 by the method of computation adopted for determining the amount of mortgage debt in force in Table 107. This method is described at length in preceding pages.

On account of the length of the life of mortgages in New Jersey and New York, the computations can not be made for the debt of January 1 in 1888 and in 1887 for those states; and for the same reason computations can not be made for Connecticut, Delaware, the District of Columbia, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, Rhode Island, and Vermont for January 1, 1886. This should be borne in mind in using the totals of Tables 29, 30, and 31 for the United States and for the geographical divisions.

Table 29 is the total of Tables 30 and 31 for each state and territory for each year for which the mortgages in force on both acres and lots can be computed; but, if the mortgages in force on acres can be computed for a given year and the mortgages in force on lots can not be computed, the mortgages on acres in such case are not included in Table 29, and the same is true if the mortgages on lots are computed and the mortgages on acres can not be, as, for instance, in the case of New York; the mortgages on acres can not be computed for 1888, but the mortgages on lots can be computed for that year, but are omitted from Table 29. Therefore, every number in Table 29 includes both acre mortgages and lot mortgages.

REAL ESTATE MORTGAGES.

PERCENTAGE OF INCREASE.—The same 46 states and territories are represented in the totals for 1887 and 1888, and the increase of mortgage debt in force in these 46 states and territories from the former to the latter year was 10.79 per cent; of number of mortgages in force, 7.40 per cent.

All states and territories are represented in the totals for 1889 and 1890. From the former to the latter year the mortgage debt in force increased 8.06 per cent; the number of mortgages in force, 4.16 per cent. More of the absolute increase in this debt took place in the North Atlantic than in any other geographical division.

A total has been made in each of the Tables 29, 30, and 31 for the states and territories whose mortgage debt can be computed for all of the 5 years. In Table 29 the totals are for 37 states and territories, and these show that the number of mortgages in force increased 23.65 per cent from 1886 to 1890, and the amount of debt in force, 38.58 per cent. The number of mortgages in force on acres in 41 states and territories increased 8.35 per cent from 1886 to 1890; the amount of mortgage debt in force, 15.97 per cent; and in the case of mortgages in force on lots in 40 states and territories, the number increased 48.35 per cent from 1886 to 1890, and the amount of debt in force, 70.73 per cent.

TABLE 29.—NUMBER AND AMOUNT OF REAL ESTATE MORTGAGES IN FORCE AT 5 SPECIFIED DATES, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	MORTGAGES IN FORCE JANUARY 1—									
	1886		1887		1888		1889		1890	
	Number.	Amount.	Number.	Amount.	Number.	Amount.	Number.	Amount.	Number.	Amount.
The United States.....	2,900,001	\$2,545,164,624	3,400,500	\$3,262,734,000	3,758,451	\$3,614,840,000	4,580,667	\$5,570,730,558	4,777,698	\$6,010,670,985
Alabama.....	24,070	15,041,725	28,028	18,817,100	33,121	32,003,031	34,784	38,281,803	35,732	39,027,983
Arizona.....	721	2,382,067	901	2,210,481	808	3,071,341	1,230	3,260,800	1,474	2,348,519
Arkansas.....	17,618	8,380,330	18,803	9,034,066	21,112	11,518,793	22,882	13,020,508	25,198	14,304,595
California.....	63,705	190,211,688	70,593	130,123,034	89,038	178,004,222	102,472	218,010,000	112,037	241,050,181
Colorado.....	15,194	30,657,311	16,586	27,702,239	24,337	35,750,246	39,583	54,403,002	54,600	85,058,793
Connecticut.....			52,207	72,000,400	53,918	74,038,462	55,587	76,480,704	57,006	70,021,071
Delaware.....			9,856	10,084,401	9,786	10,238,050	9,584	10,000,582	9,041	10,122,086
District of Columbia.....			16,606	32,172,614	18,000	38,388,371	20,708	42,550,437	23,023	51,080,589
Florida.....	15,302	12,271,454	10,243	15,240,680	21,015	10,078,773	21,741	15,010,818	20,081	15,505,110
Georgia.....	37,688	22,256,114	41,830	23,256,467	45,168	24,157,406	40,356	24,775,441	48,510	27,387,600
Idaho.....	1,700	1,707,841	1,702	1,801,703	1,850	1,959,025	2,171	2,328,004	3,143	3,167,249
Illinois.....	237,303	291,361,866	240,500	300,576,480	250,079	324,368,258	272,885	341,550,080	207,233	384,200,150
Indiana.....	148,051	100,083,726	147,362	98,260,458	150,954	99,877,105	155,344	100,872,772	171,420	110,730,043
Iowa.....	262,051	191,293,503	261,124	105,483,588	255,012	100,083,500	250,895	105,208,161	252,559	109,774,171
Kansas.....	193,401	134,372,835	254,307	182,203,433	317,420	242,213,792	333,040	260,002,005	208,884	243,140,826
Kentucky.....	48,425	30,005,384	49,541	37,042,291	52,717	39,405,514	55,615	40,030,530	60,284	45,093,749
Louisiana.....	15,940	25,204,302	16,848	26,692,880	18,161	26,203,719	19,068	27,098,052	20,372	28,513,000
Maine.....			57,110	50,485,882	58,338	51,822,410	58,440	51,827,474	58,851	52,627,298
Maryland.....			46,781	57,823,057	49,833	61,453,030	52,030	55,505,841	53,008	64,677,803
Massachusetts.....			144,875	253,539,025	165,800	275,452,804	166,075	295,070,020	178,203	323,277,068
Michigan.....	238,731	102,578,714	238,082	102,075,500	235,963	158,805,027	227,874	152,110,720	222,701	150,472,700
Minnesota.....	138,309	110,581,050	154,516	132,257,360	181,060	165,061,808	180,891	182,444,518	195,580	187,745,089
Mississippi.....	23,774	13,998,908	25,550	13,002,028	27,863	15,104,036	28,899	16,500,904	30,767	10,075,080
Missouri.....	149,570	128,550,175	162,903	149,521,078	183,507	180,587,097	189,060	203,774,200	192,028	214,000,772
Montana.....	3,347	4,752,004	3,412	6,397,737	3,727	6,568,105	4,287	7,438,014	5,037	8,720,007
Nebraska.....	103,082	74,902,408	122,451	95,652,577	142,526	118,722,083	150,357	126,497,001	155,377	132,902,022
Nevada.....	1,508	1,587,222	1,087	1,808,062	1,648	2,422,671	1,480	2,474,329	1,250	2,194,095
New Hampshire.....			24,571	17,504,524	24,678	17,893,553	24,704	18,320,707	26,189	18,968,239
New Jersey.....							131,802	213,404,117	141,704	232,605,010
New Mexico.....	1,285	2,035,519	1,432	3,712,068	1,503	4,028,193	1,633	6,231,708	1,523	6,044,073
New York.....	38,241	17,231,655	41,430	18,605,302	43,849	19,317,062	540,134	1,485,042,543	570,472	1,007,874,301
North Carolina.....	42,500	27,393,769	41,520	25,765,533	39,015	24,702,780	45,652	20,320,270	47,401	21,471,428
North Dakota.....	240,070	237,903,934	240,278	234,033,024	247,623	241,353,504	257,283	249,868,458	271,065	259,812,188
Oregon.....	14,405	14,044,000	14,584	13,606,024	16,504	15,313,218	18,230	17,012,600	22,653	22,028,437
Pennsylvania.....	437,068	472,567,015	462,310	487,700,161	484,004	511,317,000	499,380	566,504,050	518,105	618,105,802
Rhode Island.....			18,055	34,618,797	19,114	34,955,810	19,872	35,151,935	20,690	36,778,243
South Carolina.....	20,236	14,912,204	27,075	14,454,733	26,980	13,747,828	26,913	12,778,281	27,085	13,780,302
South Dakota.....	47,260	20,528,471	54,780	26,323,471	58,935	30,974,147	59,231	33,110,801	60,221	36,115,773
Tennessee.....	21,048	16,410,574	24,402	10,401,447	31,072	31,418,300	35,911	35,834,041	30,470	40,421,306
Texas.....	78,057	71,383,847	77,814	72,067,350	78,707	74,607,751	83,211	79,421,448	93,877	93,804,178
Utah.....	3,312	2,793,342	2,885	2,400,232	3,288	3,083,010	4,212	4,417,320	5,008	8,040,820
Vermont.....			34,615	28,776,724	34,020	28,201,941	34,420	27,802,930	34,388	27,907,087
Virginia.....	24,200	21,208,197	25,874	21,705,783	28,499	22,814,094	31,600	24,000,300	31,192	28,091,720
Washington.....	11,142	8,733,007	11,454	8,705,014	13,712	12,383,156	18,724	18,845,440	20,032	44,078,449
West Virginia.....	25,488	19,340,740	25,080	19,105,930	26,771	18,810,400	27,607	18,254,340	20,357	19,702,505
Wisconsin.....	162,330	104,443,208	167,703	109,702,883	163,341	110,007,210	103,083	118,701,500	101,820	121,833,188
Wyoming.....	1,378	3,915,046	2,300	5,132,100	2,908	5,922,403	8,090	5,870,074	3,028	4,067,005

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic.....	437,068	472,567,016	703,082	924,850,585	830,571	973,706,395	1,530,501	2,750,614,040	1,014,000	2,073,026,158
South Atlantic.....	107,154	107,220,264	254,703	218,409,041	271,490	231,030,010	281,347	238,830,007	294,000	259,225,758
North Central.....	1,952,760	1,584,083,759	2,032,713	1,718,705,585	2,283,435	1,900,078,240	2,288,310	1,989,009,829	2,320,711	2,077,255,182
South Central.....	220,892	186,881,160	240,990	197,858,020	263,413	231,252,736	251,163,042	305,040	280,603,700	
Western.....	118,347	193,811,826	127,511	202,820,220	150,542	209,705,710	197,130	341,032,231	241,691	420,200,097
The 37 states and territories represented by all years.										
	2,906,001	2,545,164,624	3,095,023	2,710,590,567	3,333,356	3,036,311,157	3,464,137	3,264,477,819	3,503,425	3,527,072,511

THE MORTGAGES IN FORCE.

95

TABLE 30.—NUMBER AND AMOUNT OF MORTGAGES ON ACRES IN FORCE AT 5 SPECIFIED DATES, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	MORTGAGES IN FORCE JANUARY 1—									
	1886		1887		1888		1889		1890	
	Number.	Amount.	Number.	Amount.	Number.	Amount.	Number.	Amount.	Number.	Amount.
Total	1,875,833	\$1,500,958,858	2,042,175	\$1,745,881,243	2,102,576	\$1,853,597,081	2,202,775	\$2,152,510,730	2,303,001	\$2,200,148,431
Alabama	20,882	12,258,934	23,837	13,967,829	26,750	23,503,238	27,387	27,881,182	27,424	28,762,387
Arizona	275	1,067,611	272	1,836,300	357	3,100,588	657	2,629,261	715	1,580,301
Arkansas	13,493	5,960,879	14,290	6,358,671	15,533	7,370,308	16,433	8,193,700	17,818	9,051,117
California	83,476	68,947,215	85,584	73,023,730	41,052	101,822,707	41,225	117,433,045	35,127	120,890,877
Colorado	6,971	20,665,059	7,271	16,278,324	9,416	15,055,102	16,400	21,002,300	20,484	30,195,056
Connecticut	12,512	12,420,000	12,502	12,767,002	12,506	13,135,054	12,348	13,100,502	12,311	13,170,736
Delaware			2,624	6,445,720	2,730	5,684,111	2,785	5,624,300	2,708	5,649,705
District of Columbia			231	1,006,183	275	1,070,808	297	1,032,886	319	2,226,277
Florida	11,076	9,233,290	13,001	11,051,865	14,780	11,622,870	14,726	10,638,806	14,094	10,020,142
Georgia	28,443	13,050,251	31,303	14,455,102	33,610	15,620,030	33,840	15,743,057	34,731	10,069,037
Idaho	1,165	1,472,906	1,287	1,503,235	1,364	1,037,008	1,647	2,005,452	2,500	2,811,180
Illinois	132,461	167,272,837	132,476	168,131,332	180,010	165,250,012	128,643	160,225,071	128,080	165,280,112
Indiana	100,011	73,447,717	99,493	72,877,702	98,830	71,439,275	98,148	69,559,414	100,165	71,553,217
Iowa	100,201	154,744,124	188,357	187,430,033	181,311	154,085,208	174,422	150,310,250	171,452	149,467,144
Kansas	140,420	111,820,803	187,297	147,701,018	220,500	182,500,030	228,034	180,248,004	203,300	174,720,071
Kentucky	31,504	21,985,027	31,574	21,300,533	32,400	21,513,680	33,173	21,768,710	34,612	21,770,011
Louisiana	8,242	14,872,901	8,778	15,101,486	9,555	14,201,827	10,252	14,338,400	11,362	15,750,163
Maine			30,843	18,888,070	31,256	14,145,411	31,036	13,891,807	30,985	14,150,046
Maryland			10,057	20,165,073	20,318	27,117,816	20,605	27,561,198	21,139	27,828,009
Massachusetts			20,108	93,341,481	30,080	86,921,119	31,008	80,416,782	33,085	42,441,247
Michigan	105,725	113,733,874	164,255	112,332,000	150,236	107,720,000	150,818	100,010,841	144,028	95,753,829
Minnesota	81,805	54,211,478	88,158	50,811,272	93,706	68,390,137	95,489	71,402,000	97,978	75,855,502
Mississippi	20,997	11,521,363	22,375	11,616,779	24,175	12,770,053	24,887	13,378,070	20,188	15,820,014
Missouri	99,050	80,158,852	101,017	80,912,781	102,388	97,033,730	102,160	90,378,315	103,161	101,718,025
Montana	1,632	2,667,074	1,750	3,450,978	1,882	4,558,095	2,005	4,927,032	2,385	5,084,320
Nebraska	80,613	62,500,742	91,910	74,784,023	100,074	84,235,088	103,337	80,020,851	107,175	90,500,008
Nevada	1,325	1,350,300	1,482	1,334,051	1,402	1,200,837	1,175	1,180,103	1,028	1,330,055
New Hampshire	14,060	9,531,613	14,077	9,070,874	14,849	9,034,494	13,065	9,582,180	14,557	9,410,510
New Jersey							24,940	52,906,610	25,197	54,025,000
New Mexico	396	1,080,923	630	2,701,711	585	3,115,510	610	5,325,031	607	5,330,416
New York							167,142	215,216,013	156,814	217,810,055
North Carolina	30,811	13,070,809	33,293	14,012,001	34,717	14,082,032	35,554	14,220,880	30,143	14,537,449
North Dakota	34,307	22,170,331	31,803	21,342,020	33,310	20,890,501	33,186	21,053,070	33,731	22,008,002
Ohio	120,598	143,187,964	120,431	131,444,740	120,048	136,888,160	119,680	130,584,738	119,730	131,107,706
Oregon	11,197	10,585,802	11,205	10,285,472	12,036	11,216,819	13,508	12,458,550	10,250	15,983,361
Pennsylvania	140,575	127,496,160	147,510	128,335,730	146,158	127,133,235	142,508	124,035,400	140,127	121,811,007
Rhode Island	2,361	5,198,097	2,307	5,333,885	2,405	5,445,808	2,581	5,281,249	2,610	5,202,243
South Carolina	19,781	10,215,755	20,313	9,708,302	20,172	9,122,844	10,133	8,322,781	19,000	9,000,351
South Dakota	41,866	17,077,892	48,802	23,256,467	51,820	27,007,121	51,111	28,003,123	50,151	29,356,866
Tennessee	12,725	8,420,264	13,035	9,290,780	14,625	12,942,073	15,557	13,041,570	17,190	10,425,141
Texas	66,049	62,587,330	64,551	63,384,202	62,008	62,302,047	65,000	65,105,001	72,022	75,131,366
Utah	1,535	1,304,377	1,448	1,180,504	1,394	1,149,884	1,594	1,483,905	2,050	2,420,018
Vermont	23,270	21,549,087	23,388	21,010,481	23,075	20,253,221	22,004	19,605,372	22,204	19,430,088
Virginia	10,577	13,599,087	17,085	14,710,268	18,085	14,031,500	16,757	14,875,014	20,123	10,583,282
Washington	9,358	7,124,257	9,078	7,286,702	10,847	9,033,655	12,973	12,803,948	18,410	24,727,245
West Virginia	18,033	15,339,440	19,408	15,275,527	19,815	14,790,252	19,004	15,783,300	20,450	14,517,092
Wisconsin	112,059	78,048,205	116,655	81,880,273	115,624	84,591,730	113,049	82,401,303	111,735	81,635,301
Wyoming	831	2,000,574	900	3,210,071	1,223	3,020,717	1,307	3,542,765	1,418	3,013,074

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic	100,987	170,103,005	200,845	224,357,192	201,010	220,008,705	230,911	203,097,083	238,310	207,585,362
South Atlantic	125,021	76,107,012	108,105	111,808,770	105,311	112,000,753	108,010	112,771,227	117,082,084	117,082,084
North Central	1,008,082	1,080,350,010	1,073,204	1,145,000,989	1,407,480	1,200,052,216	1,307,070	1,195,022,245	1,376,088	1,194,452,052
South Central	173,082	137,615,757	178,463	140,000,315	180,008	164,832,535	193,385	165,100,518	207,510	181,729,981
Western	68,101	120,081,014	71,470	123,140,577	82,761	158,083,772	95,103	185,882,767	110,888	214,898,002
The 41 states and territories represented by all years.	1,875,833	1,500,958,858	1,050,022	1,000,045,007	2,017,917	1,703,772,010	2,023,073	1,705,004,080	2,032,454	1,845,012,512

REAL ESTATE MORTGAGES.

TABLE 31.—NUMBER AND AMOUNT OF MORTGAGES ON LOTS IN FORCE AT 5 SPECIFIED DATES, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	MORTGAGES IN FORCE JANUARY 1—									
	1886		1887		1888		1889		1890	
	Number.	Amount.	Number.	Amount.	Number.	Amount.	Number.	Amount.	Number.	Amount.
Total	1,129,737	\$1,069,700,853	1,457,424	\$1,516,653,717	2,117,020	\$3,074,477,260	2,293,802	\$3,418,228,828	2,174,637	\$3,810,531,554
Alabama	3,188	2,782,701	4,191	4,849,280	6,362	9,310,693	7,397	10,400,691	8,308	10,205,506
Arizona	446	414,450	419	554,172	511	504,763	682	640,623	750	768,218
Arkansas	4,155	2,410,451	4,504	2,676,295	5,570	4,138,085	6,449	4,420,802	7,320	5,315,478
California	30,220	51,264,653	35,068	56,490,304	47,386	76,781,515	58,247	100,586,621	67,510	120,159,304
Colorado	8,223	9,901,652	9,315	11,423,016	14,918	19,795,084	24,117	33,431,293	34,116	51,863,737
Connecticut			30,705	59,242,407	41,412	60,898,408	43,230	63,380,172	45,685	66,744,336
Delaware	7,269	10,611,505	7,292	10,638,072	7,056	10,673,939	8,799	10,456,163	6,873	10,472,991
District of Columbia	14,020	26,302,737	16,375	31,167,421	18,724	36,711,563	20,501	40,623,551	23,004	40,760,812
Florida	4,226	3,048,164	5,642	4,188,824	6,895	5,055,903	7,015	5,216,422	6,587	4,875,977
Georgia	9,245	8,506,863	10,533	8,701,505	11,639	8,533,566	12,507	9,031,484	13,788	10,417,903
Idaho	535	324,875	505	298,534	495	321,027	524	322,552	637	356,119
Illinois	104,842	124,089,029	114,084	138,445,148	128,160	159,117,046	144,242	181,334,618	168,247	210,010,038
Indiana	48,010	20,236,000	47,890	25,801,756	52,115	28,437,890	57,190	31,313,358	65,265	36,177,426
Iowa	71,850	86,540,370	72,267	88,052,956	75,701	41,308,322	76,473	44,951,001	81,107	50,317,027
Kansas	47,065	22,552,032	67,020	84,471,815	90,821	69,713,102	105,306	70,754,681	95,578	68,426,755
Kentucky	10,831	15,010,357	17,907	10,032,608	20,257	17,981,025	22,442	19,180,820	25,672	21,013,838
Louisiana	7,008	10,301,431	8,045	11,501,434	8,606	11,941,892	8,816	12,700,162	9,020	13,763,766
Maine			26,207	10,597,212	27,082	17,077,005	27,414	17,045,607	27,806	18,470,502
Maryland	25,300	29,883,340	27,124	31,608,884	29,515	34,335,720	31,431	36,001,641	32,769	36,748,884
Massachusetts			115,077	220,107,544	125,120	289,131,385	134,077	250,504,188	144,817	280,836,421
Michigan	73,006	48,844,840	74,727	40,743,434	76,727	61,144,031	77,016	51,500,388	78,738	51,719,371
Minnesota	53,504	56,309,581	68,857	72,426,088	87,754	97,262,671	95,402	110,952,482	98,502	122,300,427
Mississippi	2,777	1,877,555	3,184	1,965,849	8,688	2,325,582	4,012	2,028,885	4,581	3,246,066
Missouri	50,520	48,301,323	61,370	62,608,307	81,110	92,554,247	86,903	104,302,975	88,867	112,891,147
Montana	1,715	2,085,020	1,650	1,947,359	1,845	2,009,170	2,282	2,510,982	3,553	3,035,578
Nebraska	22,469	12,425,756	30,544	20,767,055	42,452	84,486,005	47,020	40,108,050	48,202	42,395,354
Nevada	243	236,826	205	174,911	246	221,834	305	294,166	328	358,840
New Hampshire			0,504	7,014,650	9,829	8,250,059	10,099	8,738,598	10,632	9,537,719
New Jersey					97,266	143,278,045	104,862	160,503,468	116,507	178,530,929
New Mexico	889	945,596	890	921,257	978	912,883	1,017	905,777	956	805,237
New York					304,470	1,160,957,205	391,092	1,269,820,530	422,058	1,390,061,246
North Carolina	7,430	4,160,746	8,153	4,462,701	9,192	5,236,030	10,098	6,000,393	11,261	6,033,979
North Dakota	7,042	5,214,438	6,633	4,422,907	5,705	3,863,198	5,321	3,053,081	5,033	3,070,388
Ohio	110,475	94,705,940	110,847	95,488,015	127,575	104,405,425	137,603	113,401,720	151,325	126,734,482
Oregon	3,298	8,430,047	3,370	8,381,152	3,958	4,000,620	4,602	5,151,113	6,803	6,045,070
Pennsylvania	201,303	845,071,440	814,800	850,480,425	937,936	884,183,774	950,701	412,520,250	378,038	401,200,895
Rhode Island			15,058	23,814,912	16,610	29,500,942	17,291	29,870,080	18,350	31,516,000
South Carolina	6,454	4,606,449	6,702	4,740,431	6,808	4,624,084	6,780	4,455,490	7,165	4,710,051
South Dakota	5,894	2,650,570	5,927	3,057,014	7,109	8,067,026	8,120	4,750,738	10,070	6,758,008
Tennessee	9,223	7,987,610	11,307	10,140,601	17,147	18,470,317	20,354	21,880,471	22,274	23,006,252
Texas	12,608	8,706,508	18,200	9,583,088	15,760	12,244,807	17,515	14,255,757	20,055	18,702,823
Utah	1,777	1,483,065	1,437	1,200,608	1,894	1,933,156	2,618	2,061,934	3,849	5,614,811
Vermont			11,127	7,760,243	11,545	8,038,117	11,825	8,107,567	12,004	8,467,609
Virginia	7,023	6,000,130	8,180	6,080,530	9,514	7,893,404	11,903	9,733,485	14,069	12,127,444
Washington	1,784	1,000,750	1,770	1,478,282	2,805	2,089,501	5,751	6,041,498	11,183	10,351,304
West Virginia	6,555	4,001,300	6,688	3,890,403	6,956	4,011,148	7,703	4,471,043	8,007	6,185,413
Wisconsin	40,271	20,394,043	42,738	27,912,611	46,717	32,015,480	50,041	36,300,113	53,091	40,802,807
Wyoming	1,047	1,300,072	1,436	1,922,098	1,055	2,205,086	1,732	2,327,900	1,610	1,953,391

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic	291,393	845,071,446	532,837	700,403,303	1,031,207	2,000,032,040	1,000,590	2,257,546,066	1,170,656	2,475,440,806
South Atlantic	88,200	67,070,243	98,593	106,541,171	106,179	117,076,167	114,737	120,050,680	125,023	141,212,774
North Central	644,078	504,329,849	709,419	573,289,106	825,055	708,426,033	890,613	793,447,084	944,025	882,803,130
South Central	66,840	46,205,403	62,538	56,850,305	77,408	70,420,201	86,085	65,096,524	98,130	66,233,809
Western	50,180	73,120,012	50,032	70,670,052	70,781	111,021,958	101,937	135,170,474	130,803	214,811,035
The 40 states and territories represented by all years.	1,129,737	1,069,700,853	1,239,800	1,175,820,749	1,424,250	1,807,728,103	1,551,093	1,603,212,012	1,670,610	1,820,351,043

INCREASE OF MORTGAGE DEBT COMPARED WITH INCREASE OF REAL ESTATE VALUE.—The true value of the taxed real estate and untaxed mines in the United States, including the figures for the District of Columbia, as adopted for the purpose of this report, is \$36,119,478,084; taxed real estate, \$35,805,615,702; untaxed mines, \$313,862,382.

In 1880 the true value of taxed real estate and untaxed mines (including one-half of the annual product of all mines), as estimated by Mr. Henry Gannett and published in the Tenth Census Report on Valuation, Taxation, and Public Indebtedness, was \$20,859,000,000. The increase in the true value of taxed real estate and untaxed mines during the ten years is thus at least (a) 73.16 per cent. The total wealth of the United States in 1880 was \$43,642,000,000; in 1890 it is \$65,037,091,197; percentage of increase, (a) 49.02.

^aThis percentage of increase would be modified by the difference between one-half the value of the products of all mines in 1880 and the true value of the

Therefore, since the real estate mortgage debt in force in the United States increased 141.28 per cent from 1880 to 1890, and population increased 24.86 per cent, the mortgage debt increased proportionately about twice as much as the true value of taxed real estate and untaxed mines did, about 3 times as much as wealth did, and about 6 times as much as population did.

IN MINNESOTA.—The Bureau of Labor Statistics of Minnesota (*a*) has ascertained the average value of each acre of land sold in that state in 1881 and in 1891, town lots and mortgage foreclosures not included, and the result is that the average acre sold increased in value from \$10.03 in 1881 to \$13.41 in 1891, or 33.70 per cent. The increase of mortgage debt incurred against acre tracts in that state in 1889 over the amount incurred in 1880 was 76.94 per cent.

IN OHIO.—Reports from the recorders of deeds from all counties except Hamilton, containing Cincinnati, show in Ohio that the average value of an acre sold in 1883 was \$10.35; in 1889, \$11.38, an increase of 2.55 per cent, while the mortgage debt incurred against acre tracts decreased 13.81 per cent during that time.

INCREASE OF URBAN REAL ESTATE VALUE AS AGAINST FARM VALUE.—The increase in the true value of taxed real estate during the 10 years in the United States has gone mostly to urban real estate. The farms of the United States were valued at \$10,197,096,776 in 1880; in 1890 they are worth \$13,279,252,649, an increase of 30.23 per cent, while the taxed real estate not in farms and the untaxed mines increased in the same time from \$10,661,903,224 to \$22,840,225,435, or 114.22 per cent. It is impossible to say what the increase in the farm mortgage debt has been during the decade, because there is such a large proportion of nonagricultural acres included in the acres covered by mortgage.

INCREASE OF MORTGAGED ACRES AND LOTS.—Table 27 shows the number of acres and lots covered by mortgages in force January 1, 1880, as ascertained by the computation previously explained, under which the number and amount of mortgages in force were ascertained for 1880. As the result of the computation, it is found that 165,107,580 acres were covered by existing mortgages January 1, 1880, so that the number of acres covered by existing mortgages January 1, 1890, represent an increase of 65.56 per cent over those covered in 1880. In the same way it is determined that the number of lots covered by mortgages in force against lots increased 198.54 per cent from 1880 to 1890.

Computations have been made, in the manner described on foregoing pages, to determine the number of acres and lots covered by existing mortgages January 1 for each of the 5 years 1886-1890, and the results are exhibited in Table 32. The same states are represented for acres for each of the years that are represented in Table 30, and for lots the states represented for each year are the same that are found in Table 31.

In using the United States totals and the geographical division totals of Table 32 the omitted states for 1886, 1887, and 1888 for acres and the omitted states for 1886 and 1887 for lots should not be overlooked.

For all of the 5 years 41 states are represented for acres, and for these states the totals disclose an increase of 5.12 per cent in the number of acres covered by mortgages in force from 1886 to 1890, but from 1888 there was a decrease of 0.43 of 1 per cent to 1890. The principal portion of the increase in the number of acres covered by existing mortgages from 1880 to 1890 occurred during the first 5 years of the decade; in the number of lots, during the last 5 years.

The totals by geographical divisions show that there was a falling off of 4.92 per cent in the number of acres covered by mortgages in force from 1888 to 1890 in the North Central division, and this is a little more than sufficient to overcome the increase of mortgaged acres in the South Atlantic, South Central, and the Western divisions.

While the increase of mortgaged acres was arrested in 1888, the increase in the number of lots covered by mortgages in force was continuous throughout the 5-year period, as the total for 40 states and territories shows. The increase from 1886 to 1890 in the number of mortgaged lots in 40 states and territories is 66.03 per cent.

All geographical division totals for lots for the 4 years 1887-1890 represent all states belonging to these divisions except in the case of the North Atlantic division, in which New York and New Jersey are wanting for 1887, and these geographical division totals show a continuous increase in the number of mortgaged lots from year to year.

COMPARISON OF MORTGAGED, WITH TAXED, ACRES AND LOTS FOR 5 YEARS.—A comparison of the number of acres and lots covered by mortgages in force in each of the 5 years from January 1, 1886 to 1890, is made with the number of taxed acres and lots in Table 33. The states represented in the United States total and in the geographical division totals are not the same for all of the years in the case of percentages for acres. The same states are, however, represented in all totals for 1887 and 1888, and with the addition of New York and New Jersey these states and territories are represented in the total percentages for 1889 and 1890. The portion of the number of taxed acres covered by mortgages in force in the 37 states and territories represented by all years decreased from 29.28 per cent in 1886 to 28.47 per cent in 1890.

REAL ESTATE MORTGAGES.

The number of taxed lots is known only in the 4 states of Illinois, Kansas, Nebraska, and South Carolina for the 4 years 1886-1890, and for these states and Missouri for 1890. In the 4 states 19.57 per cent of the taxed lots were covered by mortgages in force in 1886, and the percentage rose to 25.41 in 1888, after which it dropped to 22.98 in 1889. In 1890 the percentage was 23.99, Missouri being included. The percentage increased continuously from year to year in Illinois; it increased in Kansas from 1886 to 1888, and then declined to 1890; it increased in Nebraska from 1886 to 1888, when it was somewhat higher than the percentages for 1889 and 1890, and in South Carolina the percentage decreased continuously after 1887.

TABLE 32.—NUMBER OF ACRES AND LOTS COVERED BY MORTGAGES IN FORCE AT 5 SPECIFIED DATES, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	NUMBER OF ACRES INCUMBERED JANUARY 1—					NUMBER OF LOTS INCUMBERED JANUARY 1—				
	1886	1887	1888	1889	1890	1886	1887	1888	1889	1890
	240,736,477	250,932,732	261,626,584	272,827,683	278,352,100	1,859,182	2,280,405	3,874,987	3,768,618	4,161,138
The United States	240,736,477	250,932,732	261,626,584	272,827,683	278,352,100	1,859,182	2,280,405	3,874,987	3,768,618	4,161,138
Alabama.....	4,536,473	4,814,515	5,016,078	6,210,306	6,088,489	5,417	6,078	10,948	12,812	14,221
Arizona.....	263,421	270,330	630,431	571,051	223,070	1,048	1,073	1,388	2,013	2,357
Arkansas.....	1,023,458	2,017,163	2,152,504	2,328,605	2,503,702	9,138	9,876	12,884	14,873	16,047
California.....	8,372,072	8,855,275	10,579,983	11,190,345	11,069,600	80,401	90,545	120,510	154,953	187,297
Colorado.....	1,002,222	1,772,000	1,877,410	2,642,483	8,490,112	28,752	37,071	60,744	120,510	182,017
Connecticut.....	403,037	450,405	446,023	444,354	440,300	-----	35,215	36,455	38,100	40,416
Delaware.....	287,436	292,521	203,365	289,624	7,987	7,901	7,743	7,603	7,023	7,023
District of Columbia.....	8,997	10,432	11,161	11,755	21,538	25,413	29,387	31,772	37,020	37,020
Florida.....	8,795,099	4,124,554	2,732,556	2,330,425	2,329,350	9,888	12,015	17,422	17,584	17,306
Georgia.....	7,245,404	7,538,067	7,808,284	7,504,766	7,709,359	11,820	13,240	14,342	15,157	17,049
Idaho.....	149,319	168,126	187,960	232,765	350,561	1,164	1,153	1,231	1,376	1,572
Illinois.....	11,216,307	11,102,727	10,026,184	10,602,570	10,060,987	170,004	180,117	211,871	213,181	286,118
Indiana.....	6,571,367	6,519,783	6,441,610	6,340,450	6,822,499	70,006	70,414	75,041	82,587	94,339
Iowa.....	18,254,335	18,114,586	17,334,541	16,615,055	16,307,145	110,096	122,644	133,390	152,883	163,701
Kansas.....	20,216,656	26,620,437	29,848,671	30,345,567	26,577,522	100,327	153,025	237,385	277,107	265,341
Kentucky.....	3,105,436	8,110,408	8,180,211	8,215,894	8,404,754	20,871	22,074	24,815	27,300	31,422
Louisiana.....	2,774,705	2,881,691	8,020,040	3,287,484	3,686,064	14,760	16,390	17,504	17,850	18,440
Maine.....	4,520,734	4,296,015	4,030,342	4,002,206	-----	27,132	28,035	28,392	28,089	28,089
Maryland.....	1,960,833	1,905,150	1,996,154	2,062,825	32,404	34,858	37,849	39,811	41,556	41,556
Massachusetts.....	840,013	873,218	895,329	920,313	-----	107,550	115,021	122,975	132,083	132,083
Michigan.....	11,784,303	11,612,060	11,006,810	10,245,082	9,669,723	117,467	121,587	125,773	126,370	129,752
Minnesota.....	9,271,707	9,567,081	9,064,187	10,142,228	10,200,647	105,875	127,098	171,364	180,602	194,586
Mississippi.....	4,218,060	4,425,845	4,876,420	5,104,444	5,474,740	4,692	5,173	5,785	6,340	8,884
Missouri.....	10,001,557	10,351,081	10,227,370	10,168,340	10,150,021	88,710	106,090	141,343	152,022	155,441
Montana.....	363,850	444,370	453,738	430,885	561,404	4,220	3,750	4,305	5,488	7,050
Nebraska.....	12,201,340	13,710,477	14,347,925	13,055,233	14,085,200	40,257	52,518	74,385	80,170	94,772
Nevada.....	885,041	406,651	505,429	459,987	306,030	700	580	518	678	700
New Hampshire.....	1,100,455	1,103,929	1,150,080	1,148,762	1,151,143	-----	0,354	0,023	0,849	10,455
New Jersey.....	1,920,824	1,920,731	1,971,707	1,822,045	1,630,725	2,443	2,500	3,291	3,163	2,512
New Mexico.....	-----	-----	-----	-----	-----	-----	512,212	583,889	647,386	647,386
New York.....	-----	-----	11,457,340	11,732,354	-----	-----	-----	-----	-----	-----
North Carolina.....	4,203,860	4,451,248	4,501,885	4,509,061	4,886,717	8,700	9,541	10,080	11,084	13,297
North Dakota.....	5,010,037	4,073,072	4,390,514	4,214,372	4,387,508	10,218	16,112	19,557	11,859	10,505
Ohio.....	7,782,036	7,809,720	7,782,798	7,705,036	7,702,130	158,515	159,920	174,281	190,506	210,380
Oregon.....	1,872,475	1,922,258	2,140,266	2,208,948	2,528,820	7,941	8,410	10,156	11,702	15,360
Pennsylvania.....	6,006,715	9,070,064	9,501,154	9,301,425	9,206,202	430,553	474,033	500,881	536,340	570,305
Rhode Island.....	91,682	65,175	97,997	98,183	96,540	-----	28,370	29,395	30,009	29,070
South Carolina.....	4,222,108	4,106,160	3,050,424	3,675,201	3,713,550	8,103	8,410	8,380	8,418	8,910
South Dakota.....	6,000,287	6,086,019	7,310,860	7,141,444	6,997,823	11,003	12,185	14,804	19,470	29,526
Tennessee.....	1,612,104	1,778,218	2,238,294	2,376,964	3,018,045	11,579	14,589	25,046	29,790	32,896
Texas.....	36,110,482	33,956,264	30,602,308	30,804,281	32,132,178	25,734	27,523	33,285	40,700	51,698
Utah.....	553,003	605,409	500,930	437,603	344,164	2,071	1,606	2,286	3,287	6,111
Vermont.....	1,708,797	1,700,123	1,738,810	1,676,544	1,667,002	-----	11,308	11,784	12,006	12,242
Virginia.....	2,901,489	3,006,620	3,239,072	3,319,221	3,487,100	9,082	10,133	12,080	10,425	20,008
Washington.....	1,449,741	1,523,708	1,733,291	2,033,528	2,730,257	4,458	4,011	7,575	15,171	31,109
West Virginia.....	3,405,902	3,476,171	3,350,700	3,327,085	3,828,100	8,170	8,240	8,803	9,780	11,754
Wisconsin.....	10,600,200	11,049,969	11,100,692	10,619,888	10,215,880	65,804	69,075	70,002	84,815	91,558
Wyoming.....	1,797,354	1,935,304	1,991,055	1,030,908	822,007	1,091	2,898	3,001	4,104	8,920

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic.....	13,064,580	18,650,033	18,202,807	30,652,033	30,480,417	430,553	603,802	1,422,465	1,521,404	1,644,707
South Atlantic.....	25,773,771	29,074,682	27,977,032	27,046,430	28,377,904	118,367	130,738	146,684	158,434	175,183
North Central.....	129,255,991	137,020,021	140,783,506	137,015,265	133,855,247	1,073,002	1,108,585	1,450,870	1,016,310	1,720,000
South Central.....	54,280,007	62,084,404	51,085,214	53,636,978	50,488,610	92,185	102,600	130,267	149,815	173,608
Western.....	18,361,222	19,263,002	22,677,275	23,676,508	24,143,810	135,175	154,701	224,095	322,565	441,541
The 41 states and territories represented by all years.	240,736,477	249,314,110	254,158,618	252,603,838	253,003,811	1,859,182	2,001,506	2,402,403	2,785,404	3,096,736

TABLE 33.—PERCENTAGE OF NUMBER OF ACRES AND LOTS COVERED BY MORTGAGES IN FORCE OF NUMBER ASSESSED, AT 5 SPECIFIED DATES, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	PERCENTAGE FOR ACRES JANUARY 1—					PERCENTAGE FOR LOTS JANUARY 1—				
	1886	1887	1888	1889	1890	1886	1887	1888	1889	1890
The United States.....	20.28	20.22	20.16	20.14	20.06	19.57	21.07	25.41	22.98	23.00
Alabama.....	16.53	15.81	21.18	22.37	21.96	.....	.....	.....	.....	.....
Arizona.....	7.07	7.20	10.71	0.50	6.39	.....	.....	.....	.....	.....
Arkansas.....	8.21	8.44	8.87	9.68	10.33	.....	.....	.....	.....	.....
California.....	28.80	29.00	34.45	35.04	34.45	.....	.....	.....	.....	.....
Colorado.....	28.34	28.41	20.00	21.90	30.02	.....	.....	.....	.....	.....
Connecticut.....	18.05	18.47	17.03	17.86	17.70	.....	.....	.....	.....	.....
Delaware.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
District of Columbia.....	30.23	46.48	48.60	51.25	.....	.....	.....	.....	.....	.....
Florida.....	10.00	10.40	11.90	9.81	9.70	.....	.....	.....	.....	.....
Georgia.....	10.70	20.30	21.06	20.57	21.02	.....	.....	.....	.....	.....
Idaho.....	21.52	24.23	26.63	32.12	35.64	.....	.....	.....	.....	.....
Illinois.....	32.53	32.11	31.69	30.84	30.78	18.11	10.34	21.20	23.50	20.14
Indiana.....	29.20	29.02	28.73	28.21	30.98	.....	.....	.....	.....	.....
Iowa.....	52.52	52.07	49.83	47.83	46.95	.....	.....	.....	.....	.....
Kansas.....	60.38	68.02	72.70	70.20	60.32	24.80	28.31	33.15	23.81	21.24
Kentucky.....	12.84	12.36	12.43	12.62	13.73	.....	.....	.....	.....	.....
Louisiana.....	14.55	14.72	14.07	16.86	16.73	.....	.....	.....	.....	.....
Maine.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Maryland.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Massachusetts.....	18.07	19.42	19.92	20.40	.....	.....	.....	.....	.....	.....
Michigan.....	30.63	30.10	34.49	31.84	30.06	.....	.....	.....	.....	.....
Minnesota.....	30.43	35.90	36.40	36.07	35.73	.....	.....	.....	.....	.....
Mississippi.....	15.69	16.20	18.01	18.70	20.12	.....	.....	.....	.....	.....
Missouri.....	25.72	26.46	26.80	25.03	25.41	.....	.....	.....	.....	28.08
Montana.....	8.84	9.32	12.13	9.00	11.03	.....	.....	.....	.....	.....
Nebraska.....	70.28	65.44	62.80	56.35	54.73	15.87	18.21	21.40	10.37	20.41
Nevada.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
New Hampshire.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
New Jersey.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
New Mexico.....	40.23	14.84	20.78	10.20	17.10	.....	.....	.....	.....	.....
New York.....	.....	.....	.....	40.09	40.43	.....	.....	.....	.....	.....
North Carolina.....	16.97	15.75	15.90	16.03	17.85	.....	.....	.....	.....	.....
North Dakota.....	41.70	38.62	38.33	39.47	33.38	.....	.....	.....	.....	.....
Ohio.....	30.49	30.65	30.01	30.42	30.43	.....	.....	.....	.....	.....
Oregon.....	20.10	32.50	31.07	32.00	31.00	.....	.....	.....	.....	.....
Pennsylvania.....	37.95	38.42	38.33	38.10	38.06	.....	.....	.....	.....	.....
Rhode Island.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
South Carolina.....	24.57	24.21	22.94	20.54	21.30	27.07	27.02	26.01	26.00	25.04
South Dakota.....	51.02	50.56	52.98	56.03	51.70	.....	.....	.....	.....	.....
Tennessee.....	6.43	6.05	8.74	9.05	11.40	.....	.....	.....	.....	.....
Texas.....	31.47	20.50	20.00	26.50	27.61	.....	.....	.....	.....	.....
Utah.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Vermont.....	34.37	34.37	33.23	32.03	31.80	.....	.....	.....	.....	.....
Virginia.....	11.31	11.98	12.03	12.04	13.50	.....	.....	.....	.....	.....
Washington.....	34.50	29.65	20.00	22.04	20.09	.....	.....	.....	.....	.....
West Virginia.....	21.32	20.97	21.08	20.21	23.14	.....	.....	.....	.....	.....
Wisconsin.....	35.58	36.04	30.21	33.85	42.50	.....	.....	.....	.....	.....
Wyoming.....	440.07	36.83	34.25	27.70	14.01	.....	.....	.....	.....	.....

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic.....	35.93	34.16	33.06	37.28	36.60	.....	.....	.....	.....	.....
South Atlantic.....	18.05	18.38	17.37	10.74	17.60	27.07	27.92	26.01	20.00	25.04
North Central.....	40.54	41.86	42.00	40.01	38.70	19.43	21.87	25.39	22.04	23.07
South Central.....	20.81	19.87	19.66	20.12	20.93	.....	.....	.....	.....	.....
Western.....	20.42	25.74	26.00	20.59	27.94	.....	.....	.....	.....	.....
The 37 states and territories represented by all years.	20.28	20.28	20.21	28.74	28.47	.....	.....	.....	.....	.....

CONCENTRATION OF MORTGAGE DEBT.

Attention has already been called to the fact that mortgage debt is geographically highly concentrated in the United States. This is made possible by the fact that real estate values are also highly concentrated. To substantiate these statements, Table 34 has been prepared for the 29 counties in the United States in each of which the mortgage debt in force is \$25,000,000 and over. In each state named the total for the counties described is compared with the total for the remainder of the state. In the United States line of the table in the first two columns of figures the total for the 29 counties mentioned is compared with the total for the United States. The fourth and sixth columns are for the United States, minus these counties, but including all states and territories having no counties with a mortgage debt in force amounting to \$25,000,000.

PROMINENCE OF 29 COUNTIES.—The results of the computations are that 36.26 per cent of the mortgage debt incurred in the United States during the decade was placed upon real estate situated in the 29 counties referred to, and that 43.34 per cent of the mortgage debt in force in the United States is in force against real estate situated in these counties. The difference between these two percentages results from the fact that the ratio of the debt incurred during the more recent years to the debt incurred during the decade in the 29 counties was considerably larger than the ratio of the mortgage debt incurred in the more recent years to the debt incurred during the decade in the United States outside of these counties; and it also results from the fact that the average life of mortgages in cities is greater than it is outside of cities, as a general fact. The per capita mortgage debt in the 29 counties is \$232; in the United States outside of these counties, \$66.

The real estate of the 29 counties is much more heavily incumbered than real estate outside of them; 23.24 per cent of the true value of all taxed real estate in these counties is represented by the incumbrance upon it, whereas the percentage for the United States outside of these counties is 13.70 per cent.

To show the geographical concentration of the mortgage debt of the United States a map is presented in which the 29 counties, each containing a mortgage debt in force amounting to at least \$25,000,000, are colored red. These counties are as follows in the states named: California—Los Angeles, San Francisco; Colorado—Arapahoe; Connecticut—New Haven; District of Columbia; Illinois—Cook; Maryland—Baltimore city; Massachusetts—Essex, Middlesex, Suffolk, Worcester; Minnesota—Hennepin, Ramsey; Missouri—Jackson, St. Louis city; Nebraska—Douglas; New Jersey—Essex, Hudson; New York—Erie, Kings, Monroe, New York, Onondaga, Westchester; Ohio—Hamilton; Pennsylvania—Allegheny, Philadelphia, Schuylkill; Rhode Island—Providence.

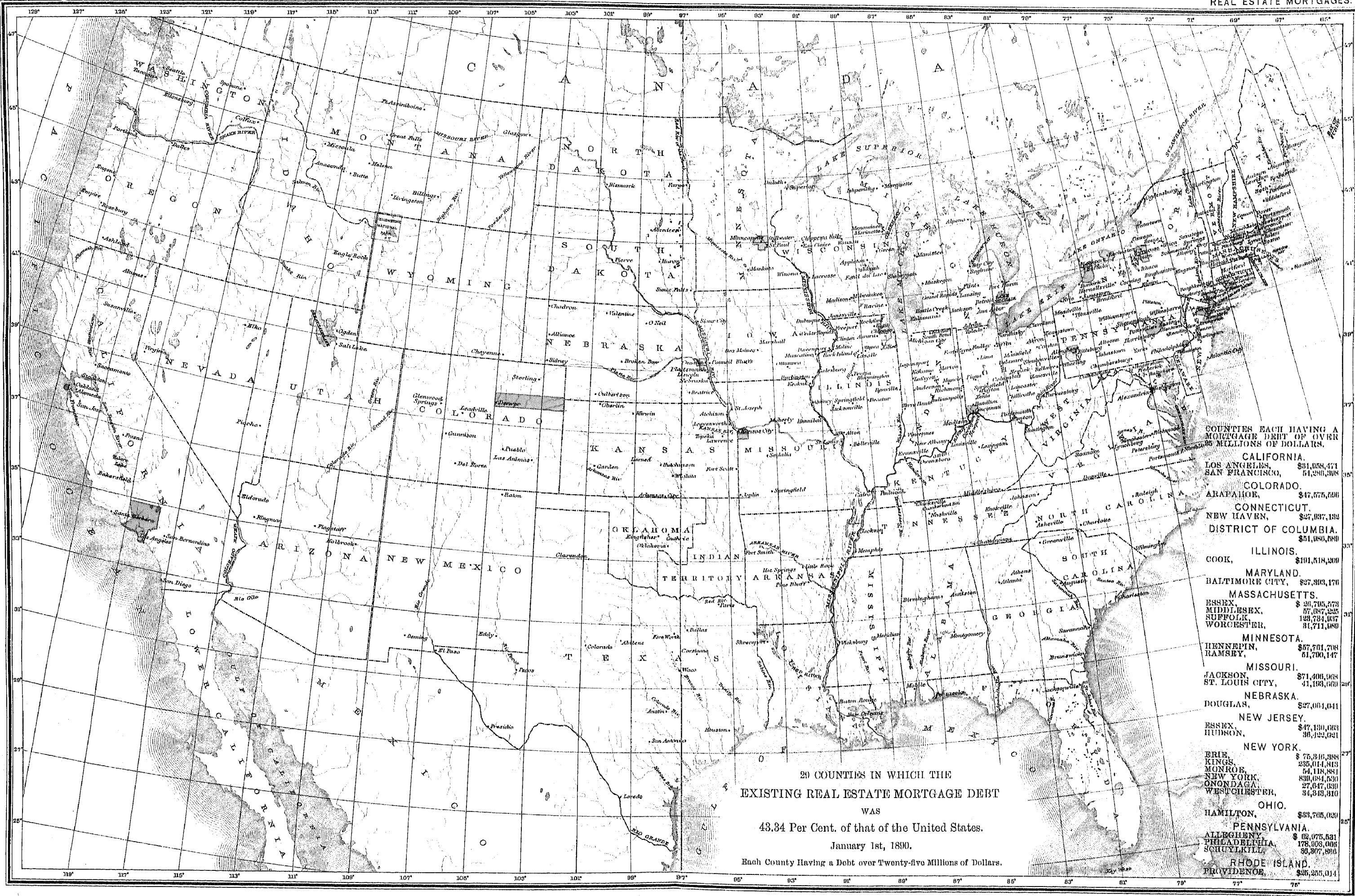
OTHER GROUPS OF COUNTIES.—The principal influence upon the results for the 29 counties is due to the presence of the larger cities of the United States within them. This influence is presented in other groups of counties in Table 35, in which the total line of Table 34 is repeated. There are 2,781 counties in the states and territories covered by this investigation, the District of Columbia not being counted as a county.

That the ratio of mortgage debt to population increases with the density of population and size of cities is made evident by the columns showing per capita debt in Table 35. It appears in this table that 35.00 per cent of the debt incurred during the decade in the United States was incurred in the 27 counties containing 28 cities of 100,000 population and over; 63.62 per cent in the 338 counties containing 448 cities of 8,000 population and over; 36.26 per cent in the 29 counties having an existing debt of \$25,000,000 and over; 47.47 per cent in the 76 counties having an existing debt of \$10,000,000 and over; 56.62 per cent in the 158 counties having an existing debt of \$5,000,000 and over. Upon turning from the incurred debt to the debt in force, the preceding percentages will be found to be somewhat larger.

As between the groups of counties represented in Table 35 and the United States outside of these groups, the per capita debt is as follows: in the 27 counties containing the 28 cities of 100,000 population and over, \$224; in the United States outside of these counties, \$69; in the 338 counties containing 448 cities of 8,000 population and over, \$148; outside of these counties, \$54; in the 29 counties having an existing debt of \$25,000,000 and over, \$232; outside of these counties, \$66; in the 76 counties having an existing debt of \$10,000,000 and over, \$199; outside of these counties, \$59; in the 158 counties having an existing debt of \$5,000,000 and over, \$180; outside of these counties, \$52.

CITY REAL ESTATE THE MORE HEAVILY INCUMBERED.—The final comparison made in Table 35 is in regard to the percentage of mortgage debt in force of the true value of all taxed real estate. For the 27 counties containing the 28 cities of 100,000 people and over, the proportion is 22.39 per cent; for the United States outside of these counties, 14.19 per cent; for the 338 counties containing 448 cities of 8,000 people and over, 19.08 per cent; outside of these counties, 12.95 per cent; for the 29 counties having an existing debt of \$25,000,000 and over, 23.24 per cent; outside of these counties, 13.70 per cent; for the 76 counties having an existing debt of \$10,000,000 and over, 22.13 per cent; outside of these counties, 12.78 per cent; for the 158 counties having an existing debt of \$5,000,000 and over, 21.17 per cent; outside of these counties, 11.99 per cent.

The geographical concentration of mortgage debt is brought to notice in many places in this report, and it is impracticable to bring together all references to the subject under this head. In connection with this subject, the matter contained in the text of the preceding subject of "Review of States and Counties" under the general title of "The Mortgages in Force", is of special value, particularly the reference to New York and neighboring counties.



Scale
100 0 100 200 300 400 500 600 Miles

TABLE 34.—PER CAPITA REAL ESTATE MORTGAGE DEBT AND PERCENTAGE OF THE REAL ESTATE VALUE AND OF THE MORTGAGE DEBT OF 29 COUNTIES, EACH HAVING AN EXISTING MORTGAGE DEBT OF \$25,000,000 AND OVER, IN COMPARISON WITH ALL OTHER COUNTIES AND WITH STATE TOTALS, BY SELECTED STATES AND TERRITORIES.

STATES AND TERRITORIES.	Percentage of state total incurred debt of 10 years, 1880-1889, incurred in the 29 counties.	Percentage of state total debt in force existing in the 29 counties.	PER CAPITA MORTGAGE DEBT.		PERCENTAGE OF DEBT OF TRUE VALUE OF TAXED REAL ESTATE.		Counties included.	Cities included in the counties.
			In the 29 counties.	Outside of the 29 counties.	In the 29 counties.	Outside of the 29 counties.		
The United States (a)...	36.26	43.34	\$232	\$60	23.24	18.70		
California	28.79	35.73	215	192	10.45	14.44	Los Angeles, San Francisco.....	Los Angeles, San Francisco.
Colorado.....	48.53	55.03	300	134	10.99	10.12	Arapahoe.....	Denver.
Connecticut.....	34.44	34.90	134	97	18.15	15.65	New Haven.....	New Haven.
District of Columbia.....	100.00	100.00	226	.....	22.03	.....	The District.....	Washington.
Illinois.....	48.73	49.84	161	73	13.15	11.67	Cook.....	Chicago.
Maryland.....	45.45	42.42	63	61	9.80	12.01	Baltimore city.....	Baltimore.
Massachusetts.....	74.24	74.22	160	113	19.24	19.50	Essex, Middlesex, Suffolk, Worcester.....	Lawrence, Lynn, Salem, Cambridge, Lowell, Boston, Chelsea, Worcester.
Minnesota.....	53.00	55.40	837	90	20.45	16.11	Hennepin, Ramsey.....	Minneapolis, St. Paul.
Missouri.....	50.12	52.47	184	40	24.34	11.41	Jackson, St. Louis city.....	Kansas city, St. Louis.
Nebraska.....	10.30	20.36	171	117	21.03	10.66	Douglas.....	Omaha.
New Jersey.....	35.82	35.93	157	103	23.88	27.07	Essex, Hudson.....	Newark, Jersey city.
New York.....	78.48	78.75	401	120	34.71	21.31	Erie, Kings, Monroe, New York, Onondaga, Westchester.	Buffalo, Brooklyn, Rochester, New York, Syracuse, Yonkers, and region suburban to New York.
Ohio.....	13.27	12.90	90	60	12.24	10.77	Hamilton.....	Cincinnati.
Pennsylvania.....	41.08	45.37	150	96	16.68	17.58	Allegheny, Philadelphia, Schuylkill.....	Allegheny, Pittsburg, Philadelphia, coal fields in Schuylkill county.
Rhode Island.....	60.60	68.67	90	127	10.00	14.73	Providence.....	Providence.

(a) In using the figures of the total line, it should be borne in mind that for the purpose of this line the United States is divided into two parts—the 29 counties and the remainder of the United States. The total percentages of the first two columns are computed on the figures for the United States.

TABLE 35.—PER CAPITA REAL ESTATE MORTGAGE DEBT AND PERCENTAGE OF THE REAL ESTATE VALUE AND OF THE MORTGAGE DEBT OF CERTAIN CLASSES OF COUNTIES IN COMPARISON WITH ALL OTHER COUNTIES AND WITH THE TOTALS FOR THE UNITED STATES.

DESCRIPTION.	Percentage of United States total incurred debt of 10 years, 1880-1889.	Percentage of United States debt in force.	PER CAPITA MORTGAGE DEBT.		PERCENTAGE OF DEBT OF TRUE VALUE OF TAXED REAL ESTATE.	
			In the counties represented.	Outside of the counties represented.	In the counties represented.	Outside of the counties represented.
27 counties containing the 29 cities of 100,000 people and over.....	35.00	40.51	\$224	\$60	22.30	14.10
338 counties containing the 448 cities of 8,000 people and over.....	63.02	69.40	148	54	19.08	12.05
20 counties having an existing debt of \$25,000,000 and over.....	86.26	43.34	232	66	23.24	13.70
70 counties having an existing debt of \$10,000,000 and over.....	47.47	55.20	100	50	22.13	12.73
168 counties having an existing debt of \$5,000,000 and over.....	50.02	61.71	180	52	21.17	11.00

TOTAL PRIVATE DEBT.

What the private debt of the people of the United States is no one can tell until every individual will state how much more he owes than is owed to him; but a fairly successful attempt can be made to state an amount of private debt which is somewhat below the actual amount.

OFFSET OF DEBTS AGAINST CREDITS.—A difficulty to be avoided is the inclusion of debts owed by individuals without offsetting the debts that are owed to them, and this difficulty is not entirely avoided in the estimates that follow. In the mortgage statistics embraced in this report it has been impossible to offset the mortgage debts owed to mortgagors against the debts owed by them as mortgagors.

Private debts need to be run through a sort of a clearing house before any one can say what the debt of the people of the United States amounts to. A wholesale merchant owes a manufacturer, a retail merchant owes the wholesale merchant, customers owe the retail merchant, many of the customers are themselves creditors, and so debts and credits offset each other in a maze of financial operations. The best that can be done is to take the principal classes of private debt, the amount of which is known, or may be estimated, perhaps, without enormous error, and to regard their total as the minimum private debt of the people, somewhere above which the probable debt lies.

THE MINIMUM AMOUNT.—The minimum private debt of the people of the United States, as here partly estimated, amounts to \$17,000,000,000. The public debt, less sinking fund, amounts to \$2,027,170,546. (a) Total of public and private debt, \$19,027,170,546. Of this total 87.51 per cent consists of statements of fact made by public and corporation officers and of numbers statistically determined, leaving 12.49 per cent of the total public and private debt, as stated, to estimates.

Quasi-public corporations have been grouped by themselves, and their debt, with an estimate to round out the total, amounts to \$6,000,000,000, which almost entirely consists of steam railroad debt. The total debt of other private corporations and of individuals, with the inclusion of \$1,303,234,249 to round out the total and to account for a part of the net debt of trade, manufactures, court judgments, professional services, and other debt not specifically mentioned, amounts to \$11,000,000,000, of which the real estate mortgage debt is 54.72 per cent. The wealth of the United States amounts to \$65,037,091,197, of which the private debt amounts to 26.14 per cent, and the private and public debt to 29.26 per cent.

TABLE 36.—THE MINIMUM DEBT OF THE UNITED STATES, 1890.

Grand total.....	\$19,027,170,546
Total private debt	17,000,000,000
Total debt of quasi-public corporations	6,000,000,000
Railroad companies (funded debt reported)	\$4,631,473,184
Railroad companies (estimate in proportion to mileage for funded debt not reported)	286,218,553
Railroad companies (unfunded debt reported, not including unpaid dividends)	707,936,820
Railroad companies (estimate in proportion to mileage for unfunded debt not reported)	43,752,557
Street railway companies (funded debt).....	151,872,289
Street railway companies (unfunded debt).....	30,368,465
Telephone companies (funded debt).....	182,240,754
Telegraph, public water, gas, electric lighting and power, and other companies (estimated to make round total).....	4,902,505
Total debt of other private corporations and of individuals.....	11,000,000,000
Real estate mortgages.....	6,019,679,985
Crop liens in the south (estimated).....	300,000,000
Chattel mortgages and crop liens outside of the south (estimated).....	300,000,000
National banks (loans and overdrafts).....	1,904,167,351
Other banks (loans and overdrafts, not including real estate mortgages).....	1,172,918,415
Other private debts (to make round total).....	1,303,234,249
Total public debt (less sinking fund).....	a2,027,170,546
United States.....	891,960,104
States.....	228,997,389
Counties.....	145,048,045
Municipalities.....	724,463,000
School districts.....	36,701,948

INTEREST CHARGE AND THE PRODUCT OF WEALTH.—The interest charge on this public and private debt can be only roughly stated. Assuming that the average rate of interest on this indebtedness is not far from 6.00 per cent, the interest charge for 1 year at this rate would be \$1,141,630,233.

It would be desirable to compare this interest charge with the annual product of wealth, if the value of that product could be ascertained, but this has not been done statistically. The annual product of wealth may be estimated to be about \$12,000,000,000 (not including the increase of land value), which may be itemized thus:

TABLE 37.—ESTIMATE OF THE PRODUCT OF WEALTH IN THE UNITED STATES, 1890.

Total	\$12,000,000,000
Manufactures, less materials.....	4,210,393,207
Agriculture, dairying, wool, live stock, etc., partly estimated.....	3,500,000,000
Mines	587,230,662
Fisheries	44,277,514
Addition to products between producers and consumers, say 35 per cent, about.....	3,000,000,000
Buildings, railroads, and miscellaneous (estimated, to make round total).....	658,098,617

In a statement of this sort it is not easy to avoid the inclusion of the same wealth twice or thrice or more times, nor to exclude wealth that existed before the census year. Iron ore mined during the year had a previous value, which should not be included; pig iron made from it may have been returned as the product of a furnace, and in such case should not be included in the value of the steel rails made from it, and, the net value of these rails having been accepted, it should not be made a part of the value of the railroads in whose construction they were used.

Whoever sets out to estimate the value of the annual product of wealth will find himself in a maze of duplications and triplications of value from which he can not entirely extricate himself, and he will finally be

content with the conclusion that they are more or less offset by omissions from his estimate. The chief elastic item of the foregoing estimate is the amount of addition to products between producers and consumers. The increase of land value has not been included in any item. The whole estimate is offered, not for any statistical value, but merely for what it is worth.

If the estimate is approximately correct, then the amount of annual interest charge on the total public and private debt of the United States, computed at 6.00 per cent, is about 9,51 per cent of the annual product of wealth; on the private debt, 8.50 per cent of the annual product.

AVERAGE AMOUNT OF A MORTGAGE IN FORCE.

On the average, the unpaid amount of a mortgage in force is \$1,260. The average amount is least in the South Atlantic division of states, as appears in the following statement: in the North Atlantic division, \$1,841; South Atlantic, \$880; North Central, \$895; South Central, \$919; Western, \$1,776. New Mexico has the largest average mortgage, namely, \$4,363; New York stands next, with \$2,775; the District of Columbia is third, with \$2,173; and California is fourth, with \$2,140. North Carolina has the smallest average mortgage, \$453; South Carolina the next smallest, \$509.

AVERAGE AMOUNT OF A MORTGAGE ON ACRES.—Whether the average unpaid amount of a mortgage in force on acres is limited by the smaller wants of the owners of acre tracts more than the average for lots is limited, or whether it is more limited by the values of acre holdings, the fact is that the average unpaid amount of a mortgage in force on acres in the United States is \$959, or about three-fifths of the average mortgage on lots. New Mexico has the largest average mortgage on acres, \$10,299; the District of Columbia comes next, with \$6,979; California third, with \$2,679; and Arizona fourth, with \$2,210. The smallest mortgages on acres are in North Carolina and South Carolina, \$402 and \$455, respectively. By geographical divisions the averages are these: North Atlantic, \$1,135; South Atlantic, \$695; North Central, \$868; South Central, \$890; Western, \$1,933.

AVERAGE AMOUNT OF A MORTGAGE ON LOTS.—With respect to the mortgages in force on lots, the average unpaid amount of a mortgage is \$1,540. New York is far in the lead in the largeness of the average of these mortgages, the amount being \$3,289. The District of Columbia is second in amount, with \$2,108; Massachusetts is third, with \$1,939; and California fourth, with \$1,780. The smallest average is \$554 in Indiana. By geographical divisions the averages for mortgages on lots follow: North Atlantic, \$2,104; South Atlantic, \$1,130; North Central, \$935; South Central, \$981; Western, \$1,642.

AVERAGE AMOUNTS IN 102 COUNTIES.—In the same form as Table 38, Table 39 has been prepared for the 102 counties in which special investigations were conducted. In these counties the average unpaid amount of a mortgage in force is \$1,315; of a mortgage in force against acres, \$1,346; against lots, \$1,274. The average mortgage on lots in these counties is less than the average mortgage on lots in the United States, as shown in Table 38, because cities are not sufficiently represented in these counties.

TABLE 38.—AVERAGE UNPAID AMOUNT OF A REAL ESTATE MORTGAGE IN FORCE JANUARY 1, 1890, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	Total.	For acres.	For lots.	STATES AND TERRITORIES.	Total.	For acres.	For lots.
The United States.....	\$1,200	\$050	\$1,540	New Jersey.....	\$1,041	\$2,144	\$1,532
Alabama.....	1,002	1,040	1,280	New Mexico.....	4,363	10,299	812
Arizona.....	1,503	2,310	1,012	New York.....	2,775	1,389	9,286
Arkansas.....	672	508	720	North Carolina.....	453	402	610
California.....	2,140	2,079	1,780	North Dakota.....	665	655	731
Colorado.....	1,558	1,474	1,008	Ohio.....	650	1,120	831
Connecticut.....	1,078	1,070	1,461	Oregon.....	1,017	984	1,102
Delaware.....	1,072	2,041	1,524	Pennsylvania.....	1,183	870	1,800
District of Columbia.....	2,173	0,970	2,108	Rhode Island.....	1,761	1,993	1,717
Florida.....	760	754	740	South Carolina.....	500	455	659
Georgia.....	564	480	756	South Dakota.....	600	585	671
Idaho.....	1,008	1,122	550	Tennessee.....	1,024	955	1,077
Illinois.....	1,203	1,281	1,902	Texas.....	1,000	1,030	804
Indiana.....	616	702	654	Utah.....	1,361	1,178	1,459
Iowa.....	701	872	620	Vermont.....	813	872	700
Kansas.....	814	850	716	Virginia.....	830	823	802
Kentucky.....	758	687	854	Washington.....	1,488	1,340	1,730
Louisiana.....	1,400	1,887	1,415	West Virginia.....	671	710	582
Maine.....	654	467	663	Wisconsin.....	780	730	760
Maryland.....	1,198	1,310	1,121	Wyoming.....	1,640	2,125	1,212
Massachusetts.....	1,814	1,271	1,930				
Michigan.....	675	605	695	RECAPITULATION BY GEOGRAPHICAL DIVISIONS.			
Minnesota.....	1,011	770	1,243	North Atlantic.....	1,841	1,135	2,104
Mississippi.....	620	605	700	South Atlantic.....	880	695	1,130
Missouri.....	1,118	986	1,270	North Central.....	895	888	926
Montana.....	1,470	2,130	1,024	South Central.....	919	890	981
Nebraska.....	855	814	880	Western.....	1,770	1,933	1,612
Nevada.....	1,748	1,979	1,003				
New Hampshire.....	753	648	897				

TABLE 39.—AVERAGE UNPAID AMOUNT OF A REAL ESTATE MORTGAGE IN FORCE JANUARY 1, 1890, AS DETERMINED BY PERSONAL INQUIRY, BY 102 SELECTED COUNTIES.

STATES AND COUNTIES.	Total.	For acres.	For lots.	STATES AND COUNTIES.	Total.	For acres.	For lots.
The 102 counties	\$1,315	\$1,346	\$1,274	Montana:			
Alabama:				Custer	\$1,097	\$910	\$1,277
Greene	804	885	448	Lewis and Clarke	1,765	2,005	1,616
Jefferson	5,054	14,783	2,260	Nebraska:			
Arkansas:				Brown	548	563	457
Lef	808	817	708	Gage	930	1,087	660
Pulaski	1,318	1,407	1,287	Hayes	450	463	268
St. Francis	714	757	486	Kimball	724	741	320
California:				Thayer	863	938	450
Santa Clara	2,577	3,854	1,422	Washington	1,050	1,153	598
Sonoma	2,027	3,198	1,394	New Jersey:			
Yolo	3,160	4,288	1,106	Burlington	1,446	2,274	893
Colorado:				New York:			
El Paso	1,497	2,503	1,182	Albany	1,876	2,362	1,815
Weld	1,572	1,714	1,012	Allegany	944	1,060	932
Georgia:				Dutchess	1,016	2,057	1,201
Bartow	668	724	423	Fulton	909	919	966
Houston	693	978	370	Livingston	1,381	1,845	632
Twiggs	773	791	118	Richmond	2,403	3,787	1,888
Illinois:				North Carolina:			
Bureau	1,075	2,103	440	Forsyth	570	430	712
Iroquois	1,269	1,412	440	Hallifax	687	701	604
Jasper	411	444	231	North Dakota:			
Morgan	1,370	1,832	810	Burleigh	800	697	1,250
Indiana:				Dickey	526	526	533
Crawford	231	216	342	Grand Forks	899	809	1,488
Hendricks	725	853	323	Ramsey	494	477	703
Iowa:				Ohio:			
Cass	963	1,087	605	Athens	3,048	4,433	622
Crawford	1,011	1,070	484	Madison	1,467	2,028	585
Delaware	1,064	1,174	579	Montgomery	1,043	1,342	958
Johnson	952	1,053	572	Union	891	960	162
Kansas:				Oregon:			
Decatur	480	478	521	Umatilla	1,275	1,304	1,063
Jefferson	880	952	500	Union	1,200	1,304	582
Lincoln	758	811	417	Pennsylvania:			
Lyon	902	1,066	624	Chester	1,913	2,201	1,740
Pawnee	802	910	757	Lackawanna	1,583	1,945	1,402
Kentucky:				Lebanon	1,163	1,354	1,060
Anderson	570	508	484	Washington	1,199	1,448	1,072
Clark	1,105	1,385	754	South Carolina:			
Davies	687	673	716	Anderson	536	526	585
McCracken	668	392	807	Colleton	630	655	500
Louisiana:				Laurens	624	517	506
Caldo	1,611	1,798	1,465	South Dakota:			
East Baton Rouge	1,080	1,132	1,019	Beadle	612	500	653
Maine:				Hughes	713	572	816
York	664	473	833	Yankton	830	788	927
Maryland:				Tennessee:			
Washington	1,051	1,302	889	McNairy	409	483	600
Massachusetts:				Maury	1,025	1,265	666
Franklin	910	920	880	Texas:			
Hampden	2,133	1,058	2,356	Bell	1,074	1,111	905
Michigan:				Harrison	584	609	615
Hillsdale	831	923	476	Tarrant	2,001	2,202	1,820
Ionia	702	853	542	Virginia:			
Marquette	2,484	6,163	1,550	Angusta	1,028	1,189	674
Sanilac	447	455	338	Louisa	770	750	1,001
Minnesota:				Washington:			
Clay	910	920	820	King	4,031	11,352	2,486
Goodhue	916	977	739	West Virginia:			
Polk	629	602	880	Kanawha	1,248	1,040	857
Stearns	733	718	785	Wisconsin:			
Mississippi:				Brown	495	453	625
Yazoo	1,365	1,030	400	Douglas	1,998	3,557	3,602
Missouri:				St. Croix	763	791	603
Adair	570	503	488	Waukesha	1,188	1,381	796
Bollinger	209	204	207				
Cass	934	1,082	418				
Mercer	584	610	205				

THE MORTGAGES IN FORCE.

105

RELATION BETWEEN DEBT IN FORCE AND DEBT INCURRED.

Table 40 exhibits for the states and territories the percentage of the mortgage debt in force of the debt incurred during the 10 years 1880-1889. Whether these percentages are large or small is virtually determined by the average life of mortgages. The mortgage debt in force on all real estate is 49.77 per cent of the mortgage debt incurred during the decade; the mortgage debt in force on acres is 45.11 per cent of the mortgage debt incurred on acres during that time, and the mortgage debt in force on lots is 52.04 per cent of the mortgage debt incurred on lots.

In the North Atlantic division the existing mortgage debt is equivalent to the principal portion of the incurred debt, or 61.69 per cent thereof; South Atlantic division, 42.74 per cent; North Central, 43.57 per cent; South Central, 31.63 per cent; Western, 42.35 per cent.

In the case of mortgages on acres, in the North Atlantic division the existing mortgage debt is equivalent to 60.00 per cent of the incurred debt of the decade; in the South Atlantic, 41.47 per cent; North Central, 45.13 per cent; South Central, 31.94 per cent; Western, 38.43 per cent. The percentages for the mortgage debt in force on lots for the geographical divisions follow: North Atlantic, 62.04; South Atlantic, 43.86; North Central, 41.63; South Central, 31.05; Western, 47.15.

Following Table 40 is companion Table 41 for the 102 counties in which special investigations were made. The percentage for the mortgages on lots in these counties is less than the percentage for the United States in Table 40, because cities are not sufficiently represented in them; for it is generally in the counties containing the larger cities that the average life of mortgages is longer than it is in the less populous counties.

TABLE 40.—PERCENTAGE OF REAL ESTATE MORTGAGE DEBT IN FORCE JANUARY 1, 1890, OF THE DEBT INCURRED DURING THE 10 YEARS 1880 TO 1889, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	Total.	For acres.	For lots.	STATES AND TERRITORIES.	Total.	For acres.	For lots.
The United States.....	49.77	45.11	52.04	New Jersey.....	74.50	78.61	73.34
Alabama.....	42.84	44.73	38.30	New Mexico.....	22.27	23.62	15.74
Arizona.....	14.91	12.02	21.85	New York.....	70.62	73.29	70.21
Arkansas.....	27.62	25.53	31.76	North Carolina.....	38.46	36.22	44.17
California.....	44.42	38.73	52.11	North Dakota.....	40.64	43.43	20.31
Colorado.....	42.02	37.77	46.40	Ohio.....	80.27	88.10	34.50
Connecticut.....	57.71	48.88	59.85	Oregon.....	37.30	40.63	61.51
Delaware.....	51.59	64.43	46.58	Pennsylvania.....	44.88	44.41	45.00
District of Columbia.....	61.47	77.48	60.91	Rhode Island.....	50.40	51.83	57.31
Florida.....	41.61	48.88	31.25	South Carolina.....	23.53	22.14	26.70
Georgia.....	30.93	40.50	32.30	South Dakota.....	47.07	49.00	39.08
Idaho.....	36.05	39.45	21.44	Tennessee.....	40.34	34.26	45.02
Illinois.....	41.14	40.32	42.02	Texas.....	84.78	87.83	26.23
Indiana.....	38.08	40.85	35.60	Utah.....	40.82	43.10	39.01
Iowa.....	45.41	44.00	46.71	Vermont.....	47.40	43.81	58.39
Kansas.....	48.76	48.70	48.00	Virginia.....	80.24	85.89	24.02
Kentucky.....	20.39	25.44	27.50	Washington.....	50.37	51.86	45.00
Louisiana.....	22.89	21.19	25.39	West Virginia.....	37.01	80.90	32.31
Maine.....	50.43	50.44	50.43	Wisconsin.....	46.40	50.40	89.07
Maryland.....	54.03	61.03	51.00	Wyoming.....	46.42	53.60	88.40
Massachusetts.....	63.58	60.40	63.17				
Michigan.....	43.44	44.18	42.20				
Minnesota.....	40.08	48.67	50.30	North Atlantic.....	61.00	60.00	62.04
Mississippi.....	24.73	24.05	25.11	South Atlantic.....	42.74	41.47	43.86
Missouri.....	30.96	42.42	37.98	North Central.....	43.57	45.13	41.03
Montana.....	30.76	28.95	33.70	South Central.....	31.63	31.94	31.05
Nebraska.....	48.44	49.89	45.02	Western.....	42.35	38.43	47.15
Nevada.....	21.10	21.02	17.73				
New Hampshire.....	63.74	60.00	57.17				

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

REAL ESTATE MORTGAGES.

TABLE 41.—PERCENTAGE OF THE REAL ESTATE MORTGAGE DEBT IN FORCE JANUARY 1, 1890, OF THE DEBT INCURRED DURING THE 10 YEARS 1880 TO 1889, AS DETERMINED BY PERSONAL INQUIRY, BY 102 SELECTED COUNTIES.

STATES AND COUNTIES.	Total.	On acres.	On lots.	STATES AND COUNTIES.	Total.	On acres.	On lots.
The 102 counties.....	45.72	46.60	44.57	Montana:			
Greene.....	24.18	24.73	13.00	Custer.....	25.37	89.45	20.86
Jefferson.....	56.17	67.17	42.95	Lewis and Clark.....	38.01	23.11	44.84
Arkansas:				Nebaska:			
Lee.....	25.79	25.83	25.28	Brown.....	65.07	73.27	35.43
Pulaski.....	31.42	33.42	30.72	Gage.....	39.15	30.70	37.73
St. Francis.....	23.33	23.93	10.33	Hayes.....	46.86	40.58	30.38
California:				Kimball.....	57.13	58.03	24.24
Santa Clara.....	31.84	31.60	32.30	Thayer.....	41.10	43.49	25.54
Sonoma.....	31.83	32.01	30.97	Washington.....	37.70	40.01	23.12
Yolo.....	30.49	30.31	31.89	New Jersey:			
Colorado.....	37.62	40.00	30.14	Burlington.....	83.63	96.71	71.51
El Paso.....	46.17	48.81	36.27	New York:			
Weld.....				Albany.....	73.77	80.02	72.84
Georgia:				Allegany.....	42.35	41.82	44.56
Bartow.....	27.30	26.88	30.88	Dutchess.....	76.08	74.13	77.40
Houston.....	40.14	43.63	17.55	Fulton.....	64.53	73.34	60.62
Twiggs.....	35.62	35.82	15.02	Livingston.....	67.30	71.49	52.71
Illinois:				Richmond.....	73.51	71.48	75.10
Bureau.....	46.54	46.97	39.00	North Carolina:			
Iroquois.....	49.31	50.00	33.75	Forsyth.....	30.21	40.98	38.20
Jasper.....	38.50	41.00	23.10	Halifax.....	32.00	34.23	25.09
Morgan.....	39.10	41.96	32.94	North Dakota:			
Indiana:				Burleigh.....	23.01	25.30	20.99
Crawford.....	50.73	51.50	47.02	Dickey.....	53.74	55.16	43.43
Hendricks.....	28.35	29.17	22.97	Grand Forks.....	33.10	33.69	31.84
Lagrange.....	30.61	30.90	38.48	Ramsey.....	68.18	66.05	44.30
Iowa:				Ohio:			
Cass.....	37.44	36.88	28.27	Athens.....	64.00	60.11	33.27
Crawford.....	38.55	39.48	26.27	Madison.....	36.07	38.00	30.79
Delaware.....	40.18	41.42	31.66	Montgomery.....	34.00	35.27	34.75
Johnson.....	36.80	40.08	23.80	Union.....	25.37	26.01	22.08
Kansas:				Oregon:			
Decatur.....	64.44	70.45	34.00	Umatilla.....	30.38	32.60	18.99
Jefferson.....	36.70	38.15	20.41	Union.....	44.30	47.72	20.37
Lincoln.....	51.45	52.18	43.07	Pennsylvania:			
Lyon.....	37.35	42.05	28.22	Chester.....	50.59	75.30	41.00
Pawnee.....	48.48	49.52	45.92	Lackawanna.....	45.00	66.02	37.43
Kentucky:				Lebanon.....	35.70	51.01	29.51
Anderson.....	19.50	13.20	14.54	Washington.....	39.10	57.25	32.20
Clark.....	20.02	17.02	27.43	South Carolina:			
Daviss.....	24.22	24.58	23.59	Anderson.....	25.50	24.03	29.87
McCracken.....	20.20	23.70	26.89	Colleton.....	27.44	26.00	33.48
Louisiana:				Laurens.....	31.44	32.76	25.80
Caddo.....	26.77	28.31	25.45	South Dakota:			
East Baton Rouge.....	10.68	17.83	21.95	Bend...	35.70	30.87	32.71
Maine:				Hughes.....	47.24	41.70	50.60
York.....	51.58	55.14	49.97	Yankton.....	44.51	45.21	43.17
Maryland:				Tennessee:			
Washington.....	56.08	60.07	40.07	Maury.....	24.02	24.06	25.36
Massachusetts:				McNairy.....	27.78	28.02	35.58
Franklin.....	55.31	62.01	40.70	Texas:			
Hampdon.....	61.23	65.31	60.87	Bell.....	30.60	32.03	24.80
Michigan:				Harrison.....	24.21	32.42	16.71
Hillsdale.....	41.50	43.05	33.03	Tarrant.....	33.15	37.93	29.02
Ionia.....	40.83	41.90	37.19	Virginia:			
Marquette.....	47.39	49.71	45.20	Augusta.....	27.10	32.00	16.16
Sanilac.....	44.68	45.27	35.14	Louisa.....	69.01	71.80	67.18
Minnesota:				Washington:			
Clay.....	43.77	47.86	32.56	King.....	50.16	76.14	44.05
Goodhue.....	44.71	47.44	30.65	West Virginia:			
Polk.....	45.55	48.67	32.01	Kanawha.....	42.00	53.02	31.10
Stearns.....	41.80	44.89	34.75	Wisconsin:			
Mississippi:				Brown.....	36.60	40.20	30.88
Yazoo.....	10.98	20.38	16.03	Douglas.....	44.83	32.21	54.73
Missouri:				St. Croix.....	46.08	40.01	33.58
Adair.....	34.09	37.05	27.25	Waukesha.....	47.27	48.61	42.08
Bollinger.....	35.95	35.02	38.92				
Cass.....	34.52	35.59	27.08				
Mercer.....	42.02	44.37	24.39				

FORECLOSURES.

The bureaus of labor statistics of Illinois, Minnesota, and New Jersey have collected statistics of foreclosures, and these are available for comparison with the mortgage statistics embraced in this report. It is believed that the proper comparison of foreclosures is with the potential foreclosures, that is, with the number of mortgages in force rather than with the mortgages made during any year or period of years. The number of mortgages in force has been computed for the date of January 1 for each of the 5 years 1886 to 1890, and the number of foreclosures is reported for acres and lots separately by the Illinois bureau for 1880 and 1887, by the Minnesota bureau for acres for 1881 and 1891, and by the New Jersey bureau, among other years, for 1888 for acres and for 1887 and 1888 for lots. (a)

COMPARISON OF FORECLOSURES WITH MORTGAGES IN FORCE.—The foreclosures of the given years are compared with the number of mortgages in force January 1 in the following years, except that the foreclosures of Illinois for 1880 are compared with the mortgages in force January 1, 1886, and the foreclosures of 1881 in Minnesota are compared with the mortgages in force January 1, 1886, and the foreclosures of 1891 in that state are compared with the mortgages in force January 1, 1890. The percentages that the foreclosures are of the mortgages in force are presented in Table 42, in which it appears that the foreclosures of acre mortgages in 1880 are 0.61 of 1 per cent of the mortgages in force in 1886, and the foreclosures of 1887 of acre mortgages are 0.93 of 1 per cent of the mortgages in force in 1888 against acres in Illinois; that the foreclosures of mortgages on lots in 1880 are 0.60 of 1 per cent of the mortgages in force on lots in 1886, and the foreclosures of mortgages on lots in 1887 are 0.67 of 1 per cent of the mortgages in force on lots in 1888 in the same state.

In Minnesota the foreclosures of mortgages on acres in 1881 are 1.38 per cent of the mortgages in force on acres January 1, 1886, and in the same state the same sort of foreclosures in 1891 are 1.55 per cent of the mortgages in force January 1, 1890. The foreclosures of mortgages on acres in New Jersey in 1888 are 0.68 of 1 per cent of the mortgages in force January 1, 1889; in the same state the foreclosures of mortgages on lots in 1887 are 0.76 of 1 per cent of the mortgages in force January 1, 1888, and the foreclosures of mortgages on lots in 1888 are 0.64 of 1 per cent of the mortgages in force January 1, 1889.

As between foreclosures of mortgages on acres and those of mortgages on lots, it appears that the foreclosures were more frequent in the case of acres in Illinois in both years for which the figures are given, and that they were somewhat more frequent in the case of acres in New Jersey for 1888. In Illinois and New Jersey the foreclosures in all cases were less than 1.00 per cent of the number of mortgages in force. They did not go above 1.55 per cent for any year in any of the 3 states. These percentages represent the mortgage debtors' business death rate. For all individuals, partnerships, and corporations engaged in commercial, financial, manufacturing, and other business undertakings the annual insolvent business death rate is about 1 per cent. (b)

TABLE 42.—PERCENTAGE OF REAL ESTATE MORTGAGE FORECLOSURES OF THE NUMBER OF MORTGAGES IN FORCE IN ILLINOIS, MINNESOTA, AND NEW JERSEY, BY YEARS.

STATES.	1880	1888	1880	1890
Illinois (for acres)	a0.61	0.93	.....	.....
Illinois (for lots).....	a0.60	0.67	.....	.....
Minnesota (for acres)	b1.38	.....	.....	c1.55
New Jersey (for acres) .....	.....	.....	0.68	.....
New Jersey (for lots).....	.....	0.76	0.64	.....

a Foreclosures of 1880.

b Foreclosures of 1881.

c Foreclosures of 1891.

AVERAGE LIFE OF MORTGAGES.

The process by which the average life of mortgages has been computed has already been explained at length. The results of the computations for all states and territories are presented in Table 43, where it appears that the average life of a mortgage in the United States is 4.660 years; of a mortgage on acres, 4.540 years; of a mortgage on lots, 4.749 years. The debt in force in any state (the state total) can not be exactly computed by the average life given in this table, because the number should have a decimal of more than 3 places.

The North Atlantic states have such a prominent place in the mortgage debt of the country that they have a great influence upon any average for the whole country, and this influence appears in the average life of mortgages. For example, only 11 of the 48 states and territories have an average life for each mortgage on lots that is greater than the average for the United States, and these states are the New England states, New York, New Jersey, Delaware, Maryland, and the District of Columbia. Therefore, the average for the United States does not fairly represent most of the country.

a Sixth Biennial Report of the Bureau of Labor Statistics of Illinois; Third Biennial Report of the Bureau of Labor Statistics of Minnesota; Twelfth Annual Report of the Bureau of Statistics of Labor and Industries of New Jersey.

b On the authority of Mr. Albert C. Stevens, editor of Bradstreet's Quarterly Publications of the American Statistical Association, March, 1891.

Upon making the computations for the various geographical divisions the following results are obtained to show the average life of a mortgage in the total for acres and lots: North Atlantic division, 6.323 years; South Atlantic, 4.173 years; North Central, 3.891 years; South Central, 2.821 years; Western, 2.639 years. The average life of a mortgage on acres follows: North Atlantic division, 6.825 years; South Atlantic, 4.392 years; North Central, 4.501 years; South Central, 3.140 years; Western, 2.684 years. The average life of a mortgage on lots in the North Atlantic division is 6.193 years; South Atlantic, 3.966 years; North Central, 3.189 years; South Central, 2.380 years; Western, 2.579 years.

EFFECT OF RENEWALS.—As before mentioned, renewals have affected the average life of mortgages, and it does not necessarily follow that a western mortgage debtor frees himself from his mortgage debt within a shorter time than the eastern mortgage debtor does because the average life of a western mortgage is less than that of an eastern mortgage. There is no system of renewals in the east as there is in the west. The promissory note which the western mortgage secures is commonly made nonpayable before the expiration of the period of time for which the contract is to endure, at the termination of which it is the custom of the debtor to pay the debt either out of his savings or else to pay it by obtaining a new loan. In New Jersey it is the custom in some cities to give mortgage contracts a term of 1 year, at the expiration of which the debt is generally allowed to continue at the pleasure of both parties. In New England and New York the custom is similar, except in regard to the term of years.

AVERAGE LIFE OF MORTGAGES IN 102 COUNTIES.—Table 44, having the same form as Table 43, is presented for the 102 counties in which special investigations were conducted, and shows what variations were found in these counties, distributed, as they are, in all parts of the Union. The longest average life of a mortgage for the total of acres and lots is found in Burlington county, N. J., where it is 8.856 years. In the case of a mortgage on acres in that county the average life is a little greater than 10 years. Albany county, N. Y., has the longest average life of a mortgage on lots, namely, 8.282 years.

The shortest average life of a mortgage in the total for acres and lots is found in Kimball county, Neb., the life being 1.147 years. That county also has the shortest average life of a mortgage on lots, namely, 0.388 of 1 year. In the case of a mortgage on acres the shortest average life is 1.521 years, in Hayes county, Neb. The short life found in Kimball county is due to its recent settlement, on account of which there was no mortgage debt incurred previous to 1884. Substantially the same may be said of Hayes county.

The only counties of the 102 in which the average life of mortgages reaches 8 years, whether for acres or for lots or for their total, are Burlington county, N. J., and Albany, Dutchess, Fulton, and Livingston counties, N. Y. The 102 counties do not contain a proportion of city population quite large enough to make them fully represent the United States. For this reason the average life of mortgages for the 102 counties is somewhat less than the average for the United States, as shown in Table 43; but the averages for the 102 counties are sufficiently close to the averages of the United States to make these counties in their aggregate approximately representative of the Union.

PERCENTAGE OF PARTIAL PAYMENTS.

Reliance has necessarily been placed upon the investigations in the 102 counties previously referred to for the purpose of ascertaining the portion of the face of mortgages in force represented by partial payments. These counties were often variously combined for this purpose in computing the debt in force in the other counties. Each state percentage of partial payments is an average of the percentages of the various counties in the state, and this state average has been obtained by taking the total number of dollars representing the partial payments in the various counties and dividing the sum by the original amount of mortgages in force, thus giving a true average percentage. The percentages of partial payments made upon the total debt on acres and lots will not in all cases precisely produce the number of dollars obtained by adding the partial payments separately made on acres and lots, for the reason that more decimal places than 2 are required.

The partial payments made upon the mortgages in force amount to 12.68 per cent of the original amount of debt incurred under these mortgages. For mortgages on acres the partial payments are 11.67 per cent; on lots, 13.25 per cent.

In geographical divisions state variations disappear in the following averages: in the North Atlantic division the partial payments on the mortgages in the total for acres and lots are 13.32 per cent of their original amount; South Atlantic, 15.33 per cent; North Central, 11.40 per cent; South Central, 20.04 per cent; Western, 6.99 per cent.

For mortgages on acre tracts the partial payments are 13.14 per cent of the original amount of the mortgages in the North Atlantic division; 14.94 per cent in the South Atlantic; 9.88 per cent in the North Central; 21.55 per cent in the South Central; 6.20 per cent in the Western. For mortgages on lots the partial payments are 13.36 per cent in the North Atlantic division; 15.66 per cent in the South Atlantic; 13.39 per cent in the North Central; 16.98 per cent in the South Central; 7.76 per cent in the Western.

LIMITATIONS BY CUSTOM AND CONTRACT.—Whether partial payments are a large or a small portion of the face of the mortgages in force depends largely upon custom in various parts of the country. Partial payments are a considerably larger portion in the south than elsewhere in the Union. It is more the custom there than elsewhere,

THE MORTGAGES IN FORCE.

109

especially on the part of the farmers, to reduce their mortgage debts by frequent payments made out of annual earnings. West of the Mississippi river and north of Arkansas and Texas mortgage contracts, as commonly drawn, do not permit partial payments, one of the chief reasons being that a large portion of the lenders are resident in the east, their loans are made for investment, and neither partial nor entire payment of the debt is desired so long as the interest is paid. In some counties recent settlement has afforded little time for partial payments.

The average percentages of partial payments in the 102 counties are about 1.00 less, respectively, than the averages for the United States, being 11.14 per cent for the mortgages on acres and lots; 10.37 per cent for the mortgages on acres; 12.17 per cent for the mortgages on lots. The variations from the average in the percentages of partial payments among the 102 counties go as high as 34.68 per cent for mortgages on acres in Maury county, Tenn., and as high as 42.98 per cent for mortgages on lots in McNairy county, Tenn.

TABLE 43.—AVERAGE LIFE OF MORTGAGES AND PERCENTAGE OF PARTIAL PAYMENTS, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	AVERAGE LIFE OF MORTGAGES, IN YEARS.			PERCENTAGE OF PARTIAL PAYMENTS OF ORIGINAL AMOUNTS OF MORTGAGES IN FORCE.		
	Total.	For acres.	For lots.	Total.	For acres.	For lots.
	4,660	4,540	4,740	12.68	11.67	13.25
The United States.....						
Alabama.....	2,757	3,018	2,141	11.74	11.98	11.05
Arizona.....	2,123	2,206	1,700	5.72	5.33	6.51
Arkansas.....	2,374	2,347	2,414	21.08	20.63	21.70
California.....	2,953	2,787	3,378	7.73	7.43	8.02
Colorado.....	2,093	2,436	1,032	5.12	2.49	6.51
Connecticut.....	6,040	5,055	6,100	11.05	12.00	10.08
Delaware.....	5,421	6,520	4,081	8.73	9.33	8.30
District of Columbia.....	5,425	6,334	5,393	14.30	10.06	14.44
Florida.....	3,529	4,274	2,685	13.08	7.61	22.97
Georgia.....	3,707	3,729	3,675	20.92	13.18	30.95
Idaho.....	2,248	2,394	1,050	5.00	4.70	14.48
Illinois.....	4,015	5,093	6,373	11.71	9.49	13.34
Indiana.....	4,395	4,052	5,323	17.79	18.77	15.70
Iowa.....	4,924	5,001	4,414	12.25	11.58	14.19
Kansas.....	3,384	3,663	2,764	5.00	3.98	7.50
Kentucky.....	2,860	3,100	2,583	25.20	28.44	21.34
Louisiana.....	2,617	2,630	2,770	20.51	21.70	10.00
Maine.....	6,401	6,500	6,015	14.07	13.98	15.72
Maryland.....	5,410	6,350	4,818	8.78	9.29	8.30
Massachusetts.....	6,240	6,883	6,145	11.50	13.04	11.20
Michigan.....	5,043	5,507	4,293	11.40	11.07	10.37
Minnesota.....	3,751	4,297	5,481	11.35	8.01	13.20
Mississippi.....	2,380	2,487	1,037	22.14	22.00	19.47
Missouri.....	3,055	3,735	2,603	11.07	6.49	16.38
Montana.....	1,025	2,017	1,060	4.50	4.35	4.93
Nebraska.....	3,211	3,785	2,487	5.21	3.20	0.24
Nevada.....	2,030	2,779	2,063	5.52	5.33	0.51
New Hampshire.....	0,000	5,060	6,201	14.80	13.98	15.72
New Jersey.....	7,587	8,082	7,181	10.16	10.19	10.15
New Mexico.....	1,471	1,498	1,730	5.47	5.33	0.51
New York.....	7,504	8,300	7,363	14.31	13.05	14.37
North Carolina.....	3,734	3,803	3,510	14.40	15.80	11.17
North Dakota.....	3,045	4,020	3,573	5.14	4.09	10.08
Ohio.....	3,949	4,612	3,278	15.83	16.06	16.01
Oregon.....	2,801	3,320	2,202	8.36	6.17	13.04
Pennsylvania.....	4,821	5,201	4,082	13.12	12.88	13.18
Rhode Island.....	5,805	6,616	6,018	11.00	12.00	10.08
South Carolina.....	2,058	2,776	3,357	25.00	23.31	28.04
South Dakota.....	3,105	3,475	2,041	4.94	4.20	8.04
Tennessee.....	2,813	2,026	2,735	17.31	23.81	12.19
Texas.....	3,146	3,811	1,712	20.86	21.75	17.08
Utah.....	1,860	2,615	1,060	6.16	5.33	0.51
Vermont.....	5,532	5,352	6,168	12.24	13.00	10.68
Virginia.....	2,804	3,972	1,935	21.16	19.81	22.93
Washington.....	1,583	2,562	0,036	7.00	5.49	8.87
West Virginia.....	4,483	5,116	3,038	20.36	21.51	10.91
Wisconsin.....	4,765	5,073	3,277	13.14	13.62	12.17
Wyoming.....	3,600	4,060	2,979	4.65	5.06	4.00

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic.....	6,323	6,825	6,163	13.32	13.14	13.30
South Atlantic.....	4,173	4,302	3,006	15.93	14.94	15.66
North Central.....	3,891	4,504	3,180	11.40	9.88	13.39
South Central.....	2,921	3,140	2,980	20.04	21.55	16.98
Western.....	2,630	2,684	2,570	6.00	6.20	7.76

REAL ESTATE MORTGAGES.

TABLE 44.—AVERAGE LIFE OF MORTGAGES AND PERCENTAGE OF PARTIAL PAYMENTS, AS DETERMINED BY PERSONAL INQUIRY, BY 102 SELECTED COUNTIES.

STATES AND COUNTIES,	AVERAGE LIFE OF MORTGAGES IN YEARS.			PERCENTAGE OF PARTIAL PAYMENTS OF ORIGINAL AMOUNTS OF MORTGAGES IN FORCE.		
	Total.	For acres.	For lots.	Total.	For acres.	For lots.
	4.144	4.286	3.945	11.14	10.37	12.17
The 102 counties.....						
Alabama:						
Greene.....	2.065	2.719	1.503	17.15	17.28	12.70
Jefferson.....	2.754	3.049	2.122	6.81	4.85	10.30
Arkansas:						
Lee.....	2.353	2.882	2.112	21.22	21.85	18.83
Pulaski.....	2.410	2.206	2.487	21.42	10.75	21.06
St. Francis.....	2.358	2.490	1.458	20.78	20.90	19.25
California:						
Santa Clara.....	2.217	2.324	1.806	7.95	8.45	6.72
Sonoma.....	2.703	2.808	2.219	6.62	6.75	5.00
Yolo.....	3.243	3.290	2.013	7.86	7.88	7.76
Colorado:						
El Paso.....	1.812	1.853	1.782	6.60	5.54	7.27
Weld.....	2.839	2.775	3.032	4.86	5.22	3.05
Georgia:						
Bartow.....	3.770	3.971	3.409	23.51	21.68	34.85
Houston.....	3.051	4.166	2.114	7.56	6.42	22.06
Twiggs.....	4.496	4.532	2.960	10.18	10.05	31.49
Illinois:						
Bureau.....	4.001	5.134	3.469	8.85	8.77	9.77
Iroquois.....	5.085	5.246	2.991	9.00	8.05	15.81
Jasper.....	4.783	5.129	3.207	10.44	8.60	26.43
Morgan.....	4.707	4.910	4.403	15.30	11.10	24.85
Indiana:						
Crawford.....	4.069	5.157	4.102	10.68	10.65	10.86
Hendricks.....	3.070	3.863	2.572	12.86	11.27	20.40
Lagrange.....	5.400	5.557	3.470	22.11	22.07	19.26
Iowa:						
Chase.....	4.860	5.013	4.092	7.97	6.08	15.05
Crawford.....	4.503	4.579	3.185	7.47	7.12	14.25
Delaware.....	4.850	5.031	3.802	14.04	14.10	12.67
Johnson.....	5.357	5.518	4.341	16.77	17.16	18.08
Kansas:						
Decatur.....	2.817	3.142	1.805	1.42	1.27	2.61
Jefferson.....	3.848	3.961	3.175	7.09	7.61	8.52
Lincoln.....	3.300	3.405	2.783	2.56	2.36	4.72
Lyon.....	3.368	3.035	2.794	6.73	4.72	12.04
Pawnee.....	2.840	2.983	2.027	2.78	1.06	4.79
Kentucky:						
Anderson.....	2.146	2.258	1.736	28.44	20.00	22.23
Clark.....	2.072	2.290	1.557	22.41	10.38	28.62
Daviss.....	2.720	3.267	1.985	29.77	34.17	20.06
McCrackon.....	2.017	2.336	1.921	20.80	26.27	19.44
Louisiana:						
Caddo.....	2.025	2.401	1.825	17.08	18.14	17.74
East Baton Rouge.....	1.817	2.478	1.848	18.01	20.74	16.40
Maine:						
York.....	6.081	6.151	6.055	15.15	13.98	15.72
Maryland:						
Washington.....	6.132	6.000	4.880	8.61	8.71	8.39
Massachusetts:						
Franklin.....	5.629	4.870	6.339	12.37	11.02	16.55
Hampden.....	6.201	7.082	6.025	11.11	15.48	10.08
Michigan:						
Hillsdale.....	5.004	5.902	3.889	14.80	15.22	11.51
Ionia.....	5.297	5.611	4.149	10.10	10.23	9.01
Marquette.....	3.747	4.391	3.433	13.03	16.40	11.30
Sanilac.....	4.942	5.042	3.053	8.18	8.07	10.13
Minnesota:						
Clay.....	4.805	3.971	5.163	9.83	4.42	22.03
Goodhue.....	6.231	6.523	5.172	13.22	12.88	14.45
Polk.....	3.320	3.386	3.022	5.10	4.14	0.09
Stearns.....	3.120	3.385	2.700	10.90	6.98	19.24
Mississippi:						
Yazoo.....	2.091	2.172	1.020	25.02	25.95	31.92
Missouri:						
Adair.....	3.119	3.343	2.411	10.84	9.60	18.39
Bollinger.....	4.401	4.407	4.883	16.03	17.10	15.53
Cass.....	3.008	3.092	3.063	6.07	4.53	18.07
Mercer.....	4.480	4.012	3.118	7.48	6.87	10.00
Montana:						
Custer.....	2.723	2.885	2.681	5.02	0.80	6.37
Lewis and Clarke.....	1.810	1.945	1.788	4.80	4.87	4.78
Nebraska:						
Brown.....	3.461	3.631	2.377	2.22	1.32	8.48
Gage.....	3.182	3.605	2.401	4.34	2.05	7.77
Hayes.....	1.610	1.521	0.780	0.44	0.27	16.07
Kimbail.....	1.147	2.002	0.388	3.17	1.09	15.89
Thayer.....	3.488	3.037	2.443	4.55	3.61	14.47
Washington.....	3.647	3.728	2.743	6.18	5.26	18.56

THE MORTGAGES IN FORCE.

111

TABLE 44.—AVERAGE LIFE OF MORTGAGES AND PERCENTAGE OF PARTIAL PAYMENTS, AS DETERMINED BY PERSONAL INQUIRY, BY 102 SELECTED COUNTIES—Continued.

STATES AND COUNTIES.	AVERAGE LIFE OF MORTGAGES IN YEARS.			PERCENTAGE OF PARTIAL PAYMENTS OF ORIGINAL AMOUNTS OF MORTGAGES IN FORCE.		
	Total.	For acres.	For lots.	Total.	For acres.	For lots.
New Jersey:						
Burlington	8,856	Over 10 years.	7,230	6.92	4.17	10.15
New York:						
Albany	8,308	8,400	8,282	15.28	12.78	15.08
Allegany	5,448	5,474	5,308	18.73	19.00	17.05
Dutchess	8,305	8,444	8,080	9.00	10.73	8.30
Fulton	6,424	8,805	5,237	14.21	10.58	11.03
Livingston	7,508	8,016	6,782	14.77	14.72	15.03
Richmond	7,027	7,210	6,796	9.80	9.50	9.07
North Carolina:						
Forsyth	3,312	3,560	3,800	11.60	14.58	9.86
Hanover	4,126	4,189	3,457	16.43	10.84	17.08
North Dakota:						
Burleigh	4,086	3,008	4,122	10.71	5.86	14.03
Dickey	3,369	3,510	2,212	8.98	2.36	10.88
Grand Forks	3,230	3,387	2,694	5.72	4.71	8.81
Ramsey	8,774	8,974	2,104	4.20	8.86	7.98
Ohio:						
Athens	4,452	4,050	8,540	21.03	22.20	17.00
Madison	4,000	4,176	8,866	10.54	9.14	17.51
Montgomery	3,813	4,075	8,023	16.20	17.38	15.84
Union	8,745	8,873	2,060	21.84	20.60	28.51
Oregon:						
Umatilla	2,632	2,601	1,200	6.57	5.45	14.98
Union	8,161	8,201	2,897	4.94	8.88	18.71
Pennsylvania:						
Chester	5,849	5,631	8,018	9.04	9.24	8.90
Lackawanna	4,130	3,874	4,937	12.81	13.00	12.07
Luzerne	4,089	4,013	4,147	11.76	11.94	11.01
Washington	4,076	8,801	4,231	15.10	15.84	15.08
South Carolina:						
Anderson	2,440	2,844	8,008	24.58	22.49	32.14
Colleton	8,630	8,012	2,650	21.81	22.10	14.77
Laurens	3,434	8,814	2,086	20.02	26.78	27.30
South Dakota:						
Jeadlo	3,083	3,224	2,580	7.45	8.94	16.80
Hughes	2,220	3,530	0,905	8.85	4.83	8.32
Yankton	3,157	3,330	2,731	5.42	4.23	7.71
Tennessee:						
McNairy	3,630	3,720	2,800	31.40	28.54	42.08
Maury	2,023	2,800	8,072	32.06	34.68	23.21
Texas:						
Bell	8,043	3,220	2,254	10.81	10.80	10.92
Harrison	2,004	4,478	1,703	15.03	17.27	13.45
Tarrant	1,073	1,076	1,472	9.70	8.24	11.08
Virginia:						
Augusta	8,637	4,200	2,208	23.82	23.21	26.11
Louisa	6,042	7,613	4,800	14.81	14.05	13.68
Washington:						
King	1,248	2,234	0,010	5.80	8.51	7.08
West Virginia:						
Kanawha	4,004	6,886	2,698	24.18	27.70	18.50
Wisconsin:						
Brown	4,400	4,808	8,030	12.44	11.05	15.41
Douglas	2,168	2,891	1,611	18.72	81.68	11.01
St. Croix	5,031	6,923	4,174	14.18	14.14	14.59
Waukesha	5,153	5,502	3,282	13.21	14.12	9.83

MORTGAGES IN RELATION TO REAL ESTATE VALUE AND AREA.

113

8016 FAR—8

MORTGAGES IN RELATION TO REAL ESTATE VALUE AND AREA.

EXTENT OF THE INCUMBRANCE.

Be the mortgage debt great or small, it needs to be compared with the value of all real estate as well as with real estate that is mortgaged, before final judgment should be passed upon its importance and its place in the financial affairs of the people. This comparison can not be made with entire satisfaction, although it is believed that the results of the comparison approximate near enough to the fact to be worth their presentation.

METHOD OF ESTIMATING VALUE.—Great care was taken by the division of Wealth, Debt, and Taxation in estimating the true value of the taxed real estate of the country with counties as the units of estimate. Inquiries were sent to county and municipal officers empowered to assess property for purposes of taxation, asking them to state what in their opinion was the relation between the assessed and the true value of the real estate assessed by them. To corroborate their returns more than 25,000 similar inquiries were sent throughout the country to persons believed to be familiar with the values of real estate in their respective localities, asking their opinion as to the relation, and the replies received were carefully considered in connection with the reports of the assessors. After the completion of the valuation of a state in this way by counties, a statement thereof was sent to the governor asking him for his approval or for such changes therein as he might deem necessary to insure its correctness, and all corrections suggested in response thereto have been duly made.

The taxed real estate whose true value has thus been estimated comprises substantially the real estate that is, or could be, covered by mortgages that are taken account of in this investigation. In some states some of the real estate of quasi-public corporations is included, but not materially to increase the total valuation; and, on the other hand, the value of mines is not taxed in some states, a tax, if any, on output being preferred. Therefore, to the figures obtained from the division of Wealth, Debt, and Taxation the value of mines, not including surface improvements, which are taxed, has been added and the result is shown in Table 45. In all references to "taxed real estate" hereafter in this report it is to be understood that the term includes mines not included in the assessed valuation of real estate.

For the purpose of comparing with real estate mortgages, the estimate made by the division of Wealth, Debt, and Taxation of the true value of real estate in the District of Columbia has been increased by \$94,406,594, upon the assumption that the assessed value is 60 per cent of the true value, if regard is had to mortgaging.

The separation of the value of real estate into that of acres and that of lots can be made for but 30 states and territories, since these are the only ones that publish the figures showing the assessed valuation of acres and lots. The states and territories for which the separation of values by acres and lots is not made are the states of the North Atlantic division, Delaware and Maryland in the South Atlantic division, Michigan in the North Central division, Mississippi in the South Central, and Idaho, Nevada, New Mexico, Utah, and Washington in the Western division.

REAL ESTATE MORTGAGES.

TABLE 45.—TRUE VALUE OF TAXED REAL ESTATE AND MINES NOT TAXED, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	TOTAL.		FOR ACRES.			For lots.
	With untaxed mines.	Without untaxed mines.	Total.	Without untaxed mines.	Untaxed mines.	
The states and territories represented...	\$36,110,478,084	\$35,805,618,702	\$12,069,451,856	\$11,841,211,020	\$313,802,382	\$8,610,830,181
Alabama.....	252,833,200	252,833,200	142,383,847	142,383,847		110,449,452
Arizona.....	48,080,306	25,408,550	38,519,988	15,307,578	23,211,810	10,169,978
Arkansas.....	214,550,964	214,550,964	153,401,275	153,401,275		61,068,689
California.....	1,515,565,380	1,515,565,380	780,233,338	780,233,338		729,332,042
Colorado.....	630,287,880	518,202,818	204,991,551	102,966,489	102,025,062	355,290,329
Connecticut.....	485,968,944	485,968,944				
Delaware.....	101,282,020	101,282,020				
District of Columbia (a).....	230,016,485	230,016,485	21,581,160	21,581,160		214,435,325
Florida.....	182,553,238	182,553,238	110,710,001	110,710,001		71,813,237
Georgia.....	382,999,745	382,999,745	203,444,780	203,444,780		179,554,985
Idaho.....	73,704,120	28,339,482			45,454,638	
Illinois.....	3,108,040,960	3,108,040,960	1,428,250,274	1,428,250,274		1,079,700,686
Indiana.....	1,200,083,820	1,200,083,820	851,560,178	851,560,178		351,517,652
Iowa.....	1,200,460,828	1,200,460,828	886,370,188	886,370,188		314,000,640
Kansas.....	206,285,377	206,285,377	641,790,515	641,790,515		264,488,862
Kentucky.....	652,168,008	652,168,008	380,900,706	380,900,706		261,267,302
Louisiana.....	239,142,588	239,142,588	116,870,746	116,870,746		122,265,842
Maine.....	233,040,082	233,040,082				
Maryland.....	580,015,007	580,015,007				
Massachusetts.....	1,673,052,707	1,673,052,707				
Michigan.....	1,080,028,708	1,080,028,708				
Minnesota.....	955,633,047	955,633,047	470,781,015	470,781,015		478,852,032
Mississippi.....	195,861,374	195,861,374				
Missouri.....	1,350,866,163	1,350,866,163	731,142,033	731,142,033		625,724,130
Montana.....	182,072,902	182,072,902	108,081,901	108,081,901	73,003,064	74,501,065
Nebraska.....	663,527,050	663,527,050	420,909,759	420,909,759		230,617,201
Nevada.....	47,813,321	23,171,257			22,647,064	
New Hampshire.....	156,470,218	156,470,218				
New Jersey.....	888,979,700	888,979,700				
New Mexico.....	65,401,813	87,881,469			17,520,144	
New York.....	5,250,687,180	5,250,687,180				
North Carolina.....	200,191,405	200,191,405	108,587,508	108,587,508		61,603,867
North Dakota.....	128,710,884	128,710,884	107,104,232	107,104,232		21,000,652
Ohio.....	2,374,430,191	2,374,430,191	1,386,744,518	1,386,744,518		987,694,907
Oregon.....	304,902,021	304,902,021	165,445,507	165,445,507		139,517,114
Pennsylvania.....	8,572,227,102	8,572,227,102				
Rhode Island.....	308,571,866	308,571,866				
South Carolina.....	168,170,110	168,170,110	113,510,343	113,510,343		54,662,770
South Dakota.....	173,470,318	173,470,318	123,145,528	123,145,528		50,321,790
Tennessee.....	450,186,011	450,186,011	278,564,021	278,564,021		180,622,240
Texas.....	1,130,341,854	1,130,341,854	700,733,522	700,733,522		833,008,332
Utah.....	124,036,751	124,036,751				
Vermont.....	126,554,907	126,554,907				
Virginia.....	440,502,737	440,502,737	283,148,534	283,148,534		100,411,263
Washington.....	460,450,488	460,450,488				
West Virginia.....	236,059,954	236,059,954	175,510,984	175,510,984		61,143,970
Wisconsin.....	1,023,764,776	1,022,704,776	615,585,501	615,585,501		407,100,275
Wyoming.....	20,393,033	20,393,033	15,351,313	15,351,313		11,041,720

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic.....	12,695,807,880	12,695,807,880			
South Atlantic.....	2,006,459,830	2,006,450,830	1,100,499,400	1,100,499,400	809,663,943
North Central.....	14,176,950,222	14,176,950,222	7,675,405,741	7,675,405,741	5,420,015,683
South Central.....	3,144,096,998	3,144,096,998	1,878,020,717	1,878,020,717	1,060,811,907
Western.....	3,496,073,180	3,182,210,757	1,408,025,998	1,180,380,062	313,802,382
					1,310,939,248

a For the purpose of comparing with mortgage debt, the adopted true value of the real estate of the District of Columbia is greater than the value expressed in the report on Wealth, Debt, and Taxation, on the supposition that the real estate is taxed for 90 per cent of its true value, if regard is had to mortgaging.

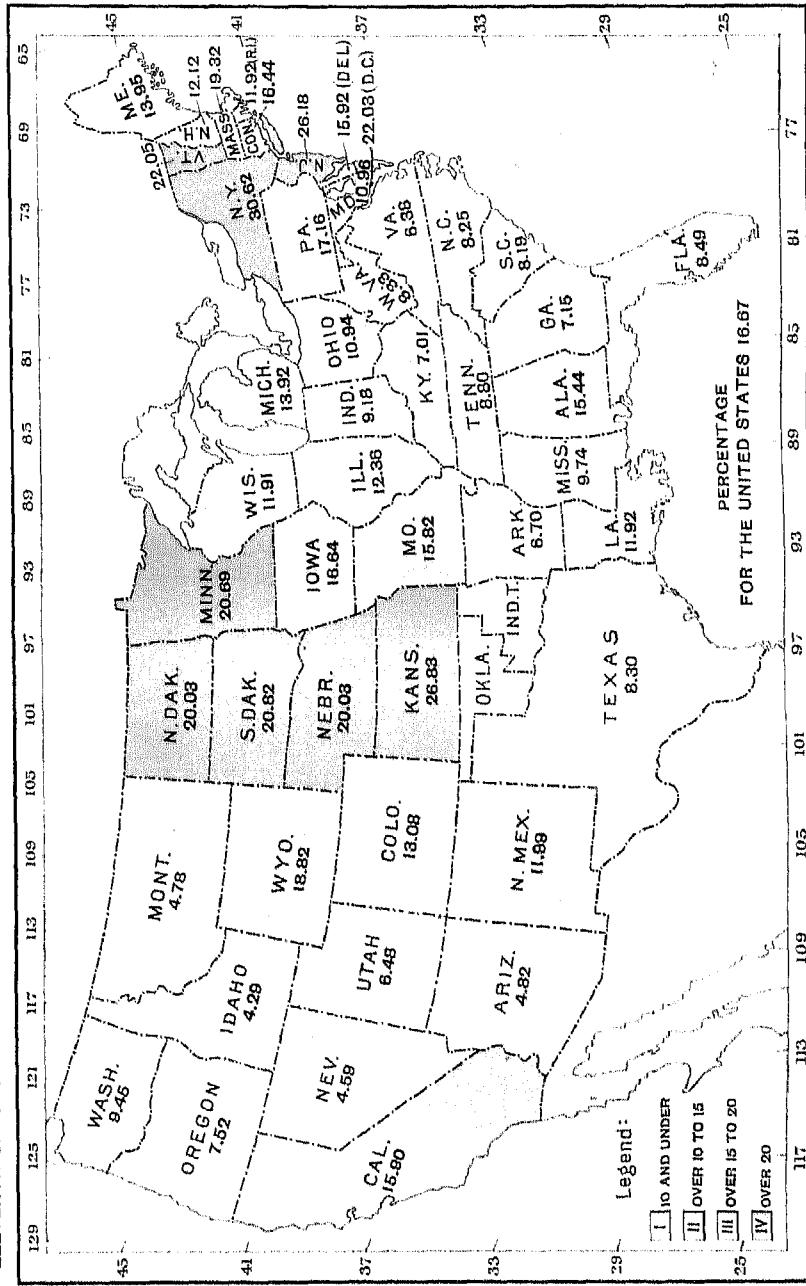
RATIO OF MORTGAGE DEBT TO TRUE VALUE OF ALL TAXED REAL ESTATE.—The mortgage debt in force is 16.67 per cent of the true value of all taxed real estate, as Table 46 shows. The highest percentage, 30.62, represents the state of New York; Kansas follows, with 26.83 per cent, and New Jersey stands third, with 26.18 per cent. The smaller percentages are found in the southern states and in the Rocky Mountain region. In the North Atlantic division the mortgage debt is 23.42 per cent of the value of all taxed real estate; South Atlantic, 9.95 per cent; North Central, 14.65 per cent; South Central, 8.94 per cent; Western, 12.28 per cent.

In 30 states and territories the mortgage debt on acres is 12.67 per cent of the true value of all taxed acres. Kansas has the highest percentage, 27.22; South Dakota is second, with 23.84 per cent; Nebraska third, with 21.20 per cent. The smaller percentages are in the southern states and the Rocky Mountain region. In the South Atlantic division the debt in force on acres is 7.64 per cent of the true value of all taxed acres; in the North Central, 14.31 per cent; in the South Central, 8.99 per cent; in the Western, 12.55 per cent. Table 46 shows for what states and territories in the geographical divisions the percentages can not be presented.

THE MORTGAGE DEBT ON LOTS.—In the same 30 states and territories for which the percentage for mortgages on acres is shown the mortgage incumbrance on lots is 13.96 per cent of the true value of all taxed

ELEVENTH CENSUS OF THE UNITED STATES.

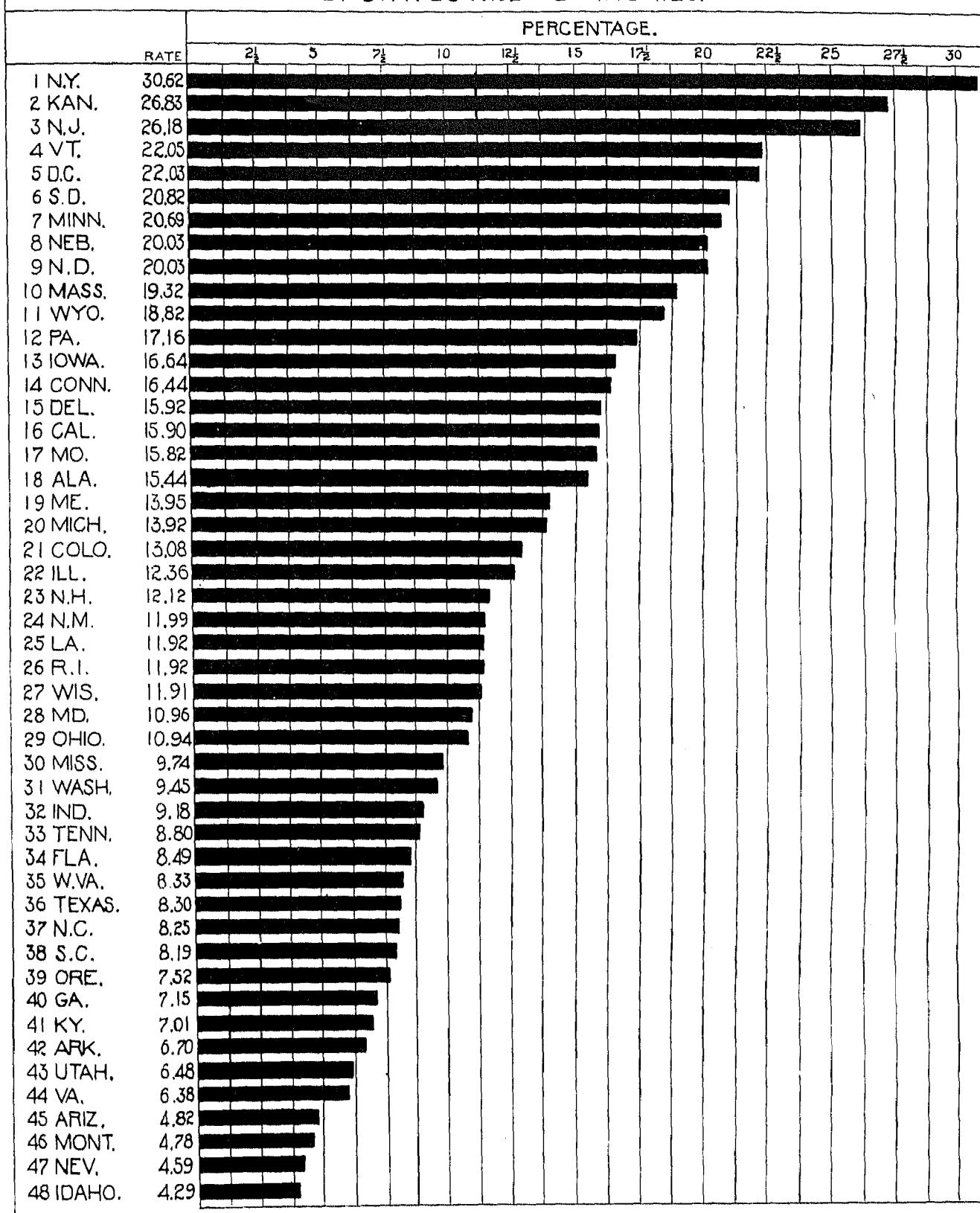
REAL ESTATE MORTGAGES.



PERCENTAGE OF REAL ESTATE MORTGAGE DEBT IN FORCE OF THE TRUE VALUE OF ALL TAXED REAL ESTATE.

DIAGRAM 5.

PERCENTAGE OF REAL ESTATE MORTGAGE DEBT IN FORCE JANUARY 1, 1890,
OF TRUE VALUE OF ALL TAXED REAL ESTATE
BY STATES AND TERRITORIES.



lots. The highest percentage is 25.87, for Kansas; Minnesota is second, with 25.56 per cent. Omitting the District of Columbia, which has 23.21 per cent, the state that stands third is Missouri, with 18.04 per cent. The smaller percentages, as before, are in the southern states and Rocky Mountain region. In the South Atlantic division the mortgage debt incumbering lots is 11.61 per cent of the true value of all taxed lots; in the North Central, 15.28 per cent; South Central, 8.70 per cent; Western, 14.27 per cent. (See Table 46 for omitted states.)

COMPARISON OF INCUMBRANCE WITH VALUE OF THE MORTGAGED ACRES.—Results much less satisfactory than the preceding are obtained from a comparison of mortgage debt in force with the true value of the acres covered by the debt. No direct valuation of these acres has been made in this investigation, and their value can be obtained only by adopting the average value of all taxed acres. In a state like Illinois, where all of the land is readily mortgageable and where all of it is good security, it is assumed that the result of the comparison may be accepted as approximately correct; but in the states and territory of Alabama, Arizona, Arkansas, Florida, Louisiana, Missouri, North Dakota, and Wyoming, where the land varies greatly in value and a considerable portion of it is hardly mortgageable, while a considerable portion of the acres are highly valuable, it will not do to accept the average true value of a taxed acre as the average value of a mortgaged acre. Omitting these states, 22 states remain for which this average has been accepted, with results that are not, apparently, unreasonable.

In the 22 states the incumbrance on acres is 38.03 per cent of the true value of the mortgaged acres; in the South Atlantic division, 38.37 per cent; North Central, 37.62 per cent; South Central, 37.76 per cent; Western, 40.56 per cent. Some states and territories are omitted from the geographical divisions. This matter receives much more satisfactory and conclusive treatment in the report on "Farms and Homes: Proprietorship and Indebtedness", with results not very different from the foregoing.

The percentages of debt in force against acres of the estimated true value of the mortgaged acres, which are in Table 46, are supplemented in the same table by percentages of the average amount of mortgage debt placed on an acre covered during 1889 of the average true value of a taxed acre. The 22 states are represented by 44.28 per cent; South Atlantic division, 44.08 per cent; North Central, 38.58 per cent; South Central, 49.66 per cent; Western, 43.38 per cent.

These percentages are computed before deduction has been made for partial payments, and consequently are not fully comparable with the preceding percentages. In order that they may be placed upon the same basis, deductions are made for partial payments from the amount of mortgage debt placed on each acre covered during 1889, and the percentage that the mortgage debt, minus the partial payments, is of the average true value of a taxed acre is as follows for each geographical division, in which some states are wanting: the 22 states, 41.99 per cent; South Atlantic division, 46.79 per cent; North Central, 36.71 per cent; South Central, 44.57 per cent; Western, 42.38 per cent.

MORTGAGE DEBT COMPARED WITH SELLING PRICE, PER ACRE.—Indirectly the relationship between the value of the mortgaged acre, on the average, and the amount of mortgage debt in force with which it is incumbered can be approximately established in Illinois, Minnesota, Ohio, and Wisconsin by comparing the average price of an acre sold with the average amount of mortgage debt placed on an acre. The Illinois bureau of labor statistics ascertained for 1887 the average value of an acre sold in the state; and the Minnesota bureau of labor statistics did the same for Minnesota for 1881 and 1891. Reports from recorders of deeds to state officers in Ohio and Wisconsin permit the computation of the averages for those states for the years mentioned in Table 47.

This table exhibits the average price of an acre sold in the 4 states and also the percentage of the average price represented by the average debt placed on an acre. In Illinois in 1887 the average incumbrance placed on an acre is 51.28 per cent of the average price per acre. In Minnesota for 1881 the proportion is 56.93 per cent; in 1891, 58.09 per cent. In Ohio, from 1881 to 1891, the percentage ranges from 35.82 per cent in 1882 to 55.54 per cent in 1883, certain counties named in the table being excepted; while in Wisconsin in 1893 the percentage is 44.82.

If the percentage of partial payments is deducted from the original amount of the incurred debt employed in Table 47, the portion that the remainder of the incurred debt per acre is of the average price of an acre sold, is indicated by the following percentages: Illinois, 1887, 46.41 per cent; Minnesota, 52.34 per cent in 1881, and 53.47 per cent in 1891; Ohio, from 1881 to 1891, from 30.21 per cent in 1882 to 46.49 per cent in 1883; Wisconsin, 38.69 per cent in 1893. This brings most of the percentages of Table 47 close to the percentages of Table 46, and reinforces the substantial trustworthiness of those percentages.

REAL ESTATE MORTGAGES.

TABLE 46.—RATIO OF REAL ESTATE MORTGAGE DEBT IN FORCE JANUARY 1, 1890, TO REAL ESTATE VALUE, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	PERCENTAGE OF DEBT IN FORCE OF TRUE VALUE OF ALL TAXED REAL ESTATE. (a)			Percentage of debt in force against acres of true value of the mortgaged acres.	PERCENTAGE OF THE AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1889 OF THE AVERAGE TRUE VALUE OF A TAXED ACRE.	
	Total.	For acres.	For lots.		Before deducting for partial payments.	After deducting for partial payments.
	16.07	12.67	18.96	88.03	44.28	41.09
The United States.....	16.07	12.67	18.96	88.03	44.28	41.09
Alabama.....	15.44	20.20	0.29			
Arizona.....	4.82	4.10	7.56			
Arkansas.....	6.70	5.90	8.70			
California.....	15.00	15.38	16.48	44.63	47.32	49.81
Colorado.....	13.08	10.24	15.44	34.10	39.16	38.18
Connecticut.....	16.44					
Delaware.....	15.02					
District of Columbia.....	22.03	10.32	23.21	20.13	26.01	23.09
Florida.....	8.49	9.60	6.79			
Georgia.....	7.15	8.31	5.80	39.71	47.27	41.00
Idaho.....	4.20					
Illinois.....	12.36	11.57	13.04	37.00	46.54	42.16
Indiana.....	9.18	8.75	10.20	28.82	35.02	28.45
Iowa.....	16.64	16.86	16.02	35.91	42.01	37.11
Kansas.....	26.53	27.22	25.87	45.12	51.27	49.21
Kentucky.....	7.01	6.08	8.30	44.31	61.85	44.23
Louisiana.....	11.02	13.48	10.44			
Maine.....	13.95					
Maryland.....	10.96					
Massachusetts.....	19.32					
Michigan.....	13.02					
Minnesota.....	20.69	15.81	25.56	44.25	40.70	42.99
Mississippi.....	9.74					
Missouri.....	15.82	13.01	18.04			
Montana.....	4.73	4.71	4.87	40.64	33.00	32.52
Nebraska.....	20.03	21.20	17.93	38.73	40.08	38.82
Nevada.....	4.59					
New Hampshire.....	12.12					
New Jersey.....	26.18					
New Mexico.....	11.90					
New York.....	30.62					
North Carolina.....	8.25	7.52	11.26	41.03	43.31	36.31
North Dakota.....	20.03	20.03	17.03			
Ohio.....	10.94	9.67	12.73	31.79	35.50	30.01
Oregon.....	7.52	6.66	4.98	30.40	36.71	34.44
Pennsylvania.....	17.16					
Rhode Island.....	11.92					
South Carolina.....	8.10	7.98	8.63	37.48	51.31	36.32
South Dakota.....	20.82	23.84	13.43	46.05	51.92	49.73
Tennessee.....	8.80	5.99	13.20	51.44	64.46	49.16
Texas.....	8.30	9.43	5.62	34.17	48.00	38.21
Utah.....	6.48					
Vermont.....	23.05					
Virginia.....	6.38	6.85	7.20	43.03	51.89	41.03
Washington.....	0.45					
West Virginia.....	8.39	8.27	8.48	35.74	32.00	25.02
Wisconsin.....	11.91	13.24	9.00	40.68	51.49	41.30
Wyoming.....	18.82	19.68	17.00			

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic.....	23.42					
South Atlantic.....	9.05	b7.04	b11.61	b38.37	b44.08	b48.70
North Central.....	14.05	b14.31	b15.28	b37.02	b38.58	b30.71
South Central.....	8.94	b8.99	b8.70	b37.76	b49.66	b44.57
Western.....	12.28	b12.55	b14.27	b40.56	b43.38	b42.38

^a Includes untaxed mines.^b Take note of omitted states and territories.

TABLE 47.—AVERAGE PRICE OF AN ACRE SOLD AND PERCENTAGE OF THE PRICE REPRESENTED BY THE AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE IN ILLINOIS, MINNESOTA, OHIO, AND WISCONSIN.

STATES AND YEARS.	Average price of an acre sold.	PERCENTAGE OF AVERAGE PRICE REPRESENTED BY AVERAGE DEBT INCURRED.	
		Before deducting for partial payments.	After deducting for partial payments.
Illinois, 1887.....	\$32.86	51.28	40.41
Minnesota, 1881.....	10.03	50.03	52.34
Minnesota, 1891.....	13.41	a58.00	a53.47
Ohio, 1881 (b).....	39.41	54.05	45.14
1882 (e).....	65.21	35.82	30.21
1883 (d).....	40.35	55.54	40.40
1884 (e).....	47.29	46.27	30.01
1885 (d).....	44.08	42.70	30.01
1886 (f).....	30.22	47.68	40.23
1887 (d).....	42.50	49.06	42.15
1888 (d).....	41.38	40.06	38.06
1889 (d).....	30.83	a47.85	a40.47
1890 (d).....	30.70	a51.93	a43.92
Wisconsin, 1893.....	g22.51	a44.82	a38.00

^a Average incumbrance of 1889 used.^b Omitting Madison, Richland, and Washington counties.^c Omitting Athens county, the average price is \$15.72 per acre and the percentage is 51.38 for the debt before deducting, and 43.33 for the debt after deducting for partial payments.^d Omitting Hamilton county.^e Omitting Clinton and Hamilton counties.^f Omitting Hamilton and Putnam counties.^g Year ending September 30.

MORTGAGE DEBT COMPARED WITH FARM VALUE, PER ACRE.—It is difficult to establish a ratio that is not unreasonable between the amount of existing mortgage debt and the value of the real estate that it incumbers for a region even no larger than a county. Real estate value depends so much upon opinion and upon fluctuations in demand that consistent statistics in regard to it can not be obtained, and the best that can be hoped for is that the statistics shall not be fatally inconsistent. In this investigation no attempt is made to establish the value of the lots covered by existing mortgages, because nothing could be done beyond accepting the average value of all lots, mortgaged and unmortgaged, as the average value of a mortgaged lot, and this course would produce only absurd results. It is more applicable to the acres covered by existing mortgages, but not in the case of all states and territories. The next attempt to connect the value of mortgaged real estate with the amount of its incumbrance, on preceding pages, is to show the percentage of the average true value of a taxed acre represented by the average amount of mortgage debt placed on an acre covered during 1889, both before and after deducting for partial payments.

These results are supplemented by statistics of the selling price of acre tracts per acre in 4 states, in which the ratio is established between the average amount of mortgage debt placed on an acre, both before and after deducting for partial payments, and the average value of an acre sold; and this may be further supplemented by a comparison between the average amount of mortgage debt placed on an acre (farms and all other acre tracts being included), both before and after deducting for partial payments, and the average value of a farm acre, in all states and territories, as shown in Table 48.

The soundness of this last comparison depends upon whether the average value of acres covered by mortgage in 1889 is substantially the same as the average value of farm acres in 1890, as established by the census statistics of agriculture. It is evident, upon an examination of the table, that these averages are very divergent in some of the states and territories. In Michigan, for instance, it may be assumed that the more valuable acres were not covered by mortgage during 1889, farms, timber and mineral land, and all other acre tracts being taken into consideration, because the percentage is palpably too low to represent the fact; while in Massachusetts the contrary may be assumed, because the percentage is practically an impossible one.

All statistics that have been collected in regard to this subject point to the conclusion that the amount of mortgage debt in force in the various states and territories is generally from about 35 to about 45 per cent of the value of the real estate covered by it, and that the average for the United States is about 40 per cent. In the present comparison the result is that for the whole country the mortgage debt that was placed on an acre in 1889 is 34.38 per cent of the average value of farm acres in 1890, after deducting for partial payments in order that a basis of existing rather than incurred debt may be reached for comparison with the preceding tables in regard to this matter.

REAL ESTATE MORTGAGES.

By geographical divisions the percentages are these: North Atlantic, 40.45 per cent; South Atlantic, 30.86 per cent; North Central, 32.60 per cent; South Central, 37.34 per cent; Western, 39.08 per cent.

In closing this consideration of mortgage debt in relation to real estate value, reference should be made to the census report on "Farms and Homes: Proprietorship and Indebtedness", which establishes the ratio between debt and value by a direct statistical method for all farms and homes in the United States occupied by owners and incumbered. In that investigation the values of such farms and homes were reported to the Census Office by their owners.

TABLE 48.—PERCENTAGE OF THE AVERAGE VALUE OF A FARM ACRE IN 1890 REPRESENTED BY THE AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE IN 1889, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	Percentage before deducting for partial payments.	Percentage after deducting for partial payments.	STATES AND TERRITORIES.	Percentage before deducting for partial payments.	Percentage after deducting for partial payments.
The United States.....	38.02	34.38	New Hampshire.....	49.82	42.86
Alabama.....	76.74	67.62	New Jersey.....	68.66	61.66
Arizona.....	170.66	167.15	New Mexico.....	35.14	33.30
Arkansas.....	56.53	44.85	North Carolina.....	56.04	49.00
California.....	35.00	32.95	North Dakota.....	58.67	32.51
Colorado.....	53.65	52.30	Ohio.....	62.19	50.06
Connecticut.....	75.81	66.03	Oregon.....	43.02	36.28
Delaware.....	65.65	59.52	Pennsylvania.....	45.41	42.60
District of Columbia.....	45.45	40.46	Rhode Island.....	30.13	26.24
Florida.....	24.14	22.27	South Carolina.....	171.57	149.45
Georgia.....	43.12	37.43	South Dakota.....	44.41	34.04
Idaho.....	57.05	54.89	Tennessee.....	50.16	48.04
Illinois.....	40.84	41.97	Texas.....	56.64	43.19
Indiana.....	35.82	29.11	Utah.....	42.93	33.55
Iowa.....	38.11	33.07	Vermont.....	57.27	54.19
Kansas.....	40.31	38.60	Virginia.....	79.02	68.85
Kentucky.....	50.25	42.36	Washington.....	45.50	36.49
Louisiana.....	62.57	40.05	West Virginia.....	50.54	50.28
Maine.....	24.39	20.94	Wisconsin.....	23.78	18.68
Maryland.....	30.04	23.52	Wyoming.....	35.48	30.63
Massachusetts.....	152.30	132.44	RECAPITULATION BY GEOGRAPHICAL DIVISIONS.		
Michigan.....	20.61	20.08	North Atlantic.....	40.55	40.45
Minnesota.....	42.70	39.35	South Atlantic.....	30.33	30.80
Mississippi.....	51.21	41.93	North Central.....	30.15	32.60
Missouri.....	48.80	45.70	South Central.....	47.62	37.34
Montana.....	58.20	55.74	Western.....	41.67	39.08
Nebraska.....	35.70	34.57			
Nevada.....	88.43	83.71			

THE MORTGAGE DEBT LIMIT.

Further pursuit of the topic relating to mortgage debt and real estate value leads to the question: what is the greatest amount of incumbrance that can practically be placed upon the real estate of the United States, and to what extent is this limit approached by the existing indebtedness? To what extent real estate may be incumbered by mortgage is of course a matter of opinion and the extent varies as between country and city and from one state and county to another. As already stated, in 22 states 38.03 per cent of the value of the mortgaged acres is represented by the incumbrance on them. This percentage is about the same as the percentages of incumbrance of value found among the different states in regard to farms and homes occupied by owners, as exhibited in the report on "Farms and Homes: Proprietorship and Indebtedness", but the highly mortgaged North Atlantic states are not included in the above percentage of 38.03, and much highly mortgaged urban real estate is not included in the percentage for farms and homes; if all were to be included, it is believed that the percentage would be considerably larger, perhaps 45 per cent.

A mortgage debt that is 45 per cent of the value of the acres that it incumbers remains after partial payments have been made, and these amount to 11.67 per cent of the original amount of the mortgage debt on acres now in force throughout the United States, or to 5.95 per cent of the value of the mortgaged acres, and this 5.95 per cent must be added to the foregoing 45 per cent to indicate the tested debt bearing capacity of the acre real estate and about the same percentage for lots; yet it is known that a large proportion of the mortgage debtors do not obtain as large a credit as the values of their mortgaged real estate permit them to do. With an allowance for this, it is believed that real estate may be made to bear an incumbrance that is two-thirds of its value without increasing the rate of interest to cover increased risk. There is some mortgageable real estate that can not be made to bear an incumbrance to this extent, and there is other real estate, especially improved lots in cities, that can be made to bear a considerably larger proportion.

Table 49 has been computed with the assumptions that all taxed real estate may be covered by mortgage to the extent of two-thirds of its true value, that taxed acres may be encumbered from one-half to two-thirds of their true value, and taxed lots two-thirds to three-fourths of their true value. The table is presented to provide ready made computations for such persons as accept any of the assumptions. Should the assumption be different, Table 45 and Table 106 afford the material with which to make new computations.

EXTENT TO WHICH IT IS APPROACHED.—Under the assumptions that are made in Table 49, 25.00 per cent of the possible mortgage debt limit is reached in the United States; from 19.00 to 25.33 per cent of the debt limit is reached in the case of acres in 30 states, and from 18.61 to 20.94 per cent of the greatest possible debt limit is reached in the case of lots in the same 30 states. The percentages for acres and lots would doubtless be larger if the North Atlantic states were included. It appears that the highest percentage of the possible incumbrance on all kinds of taxed real estate is reached in New York state, where the percentage is 45.93. Next to New York stands Kansas with 40.24 per cent; New Jersey is third with 39.27 per cent. The smaller percentages are in the southern states and in the Rocky Mountain region.

With regard to the approach to the greatest possible incumbrance on acres in 30 states, Kansas stands highest with from 40.84 to 54.45 per cent; South Dakota next with 35.76 to 47.68 per cent; and Nebraska third with from 31.80 to 42.40 per cent. Among the 30 states with respect to the approach to the greatest possible incumbrance on lots, Kansas is highest with 34.50 to 38.81 per cent; Minnesota second with 34.08 to 38.34 per cent, and, omitting the District of Columbia, Missouri is third, with 24.06 to 27.06 per cent. The smaller percentages, as before, are in the southern states and Rocky Mountain region.

The geographical divisions have approached the point of the greatest possible mortgage debt limit as follows: North Atlantic division, 35.13 per cent; South Atlantic, 14.92 per cent; North Central, 21.98 per cent; South Central, 13.40 per cent; Western, 18.42 per cent. The omission of certain states from some of the columns of the table should be borne in mind in using these percentages for geographical divisions.

TABLE 49.—PERCENTAGE OF GREATEST POSSIBLE REAL ESTATE MORTGAGE DEBT REACHED BY THE DEBT IN FORCE, BY STATES AND TERRITORIES.

REAL ESTATE MORTGAGES.

RELATION OF NUMBER AND AMOUNT OF MORTGAGES IN FORCE TO NUMBER OF ACRES
AND LOTS.

PERCENTAGE OF TAXED ACRES MORTGAGED.—In 41 states and territories the number of taxed acres is known, and in 5 states the number of taxed lots. It becomes important to determine what portions of these acres and lots are covered by mortgages in force in the various states. These have been computed and the percentages are presented in Table 50. In the 41 states and territories 28.86 per cent of the taxed acres are incumbered with mortgages in force. Kansas has the largest proportion of its acres under mortgage, namely, 60.32 per cent; Nebraska follows, with 54.73 per cent; South Dakota, with 51.76 per cent. The smaller percentages are found in the south and in the Rocky Mountain region, the smallest one being 6.39 per cent for Arizona. In using the percentages for geographical divisions the omitted states should be noted. With this qualification, 36.69 per cent of the taxed acres in the North Atlantic division are covered by mortgages in force; 17.60 per cent in the South Atlantic division; 38.70 per cent in the North Central division; 20.93 per cent in the South Central division; 27.34 per cent in the Western division.

In the 5 states 23.99 per cent of the taxed lots are incumbered with mortgage. The greatest variation below the average in these states is 20.41 per cent in Nebraska; the highest, 28.98 per cent in Missouri.

The average amounts of mortgage debt in force against acres and lots to a taxed acre and lot, respectively, are presented, because there has been some demand for these averages and it is regarded as being sufficient to warrant their publication in Table 50. The average debt in force against acres in 41 states is \$2.33 to a taxed acre; in the case of lots in 5 states, \$132 to a taxed lot.

AVERAGE DEBT ON A MORTGAGED ACRE AND LOT.—It is much more important to know the average amount of debt actually incumbering mortgaged acres and lots, and this is presented in Table 50 for all states and territories. The average existing incumbrance for the United States is \$8.08 to a mortgaged acre. Omitting the District of Columbia, the highest average, namely, \$54.51, is in Rhode Island; the next, \$46.12, in Massachusetts; and the third, \$35.09, is in New Jersey. The lower averages are in the south and Rocky Mountain region, the lowest being \$2.18 in Georgia. By geographical divisions the averages are these: North Atlantic, \$16.32; South Atlantic, \$4.16; North Central, \$8.92; South Central, \$3.27; Western, \$8.88.

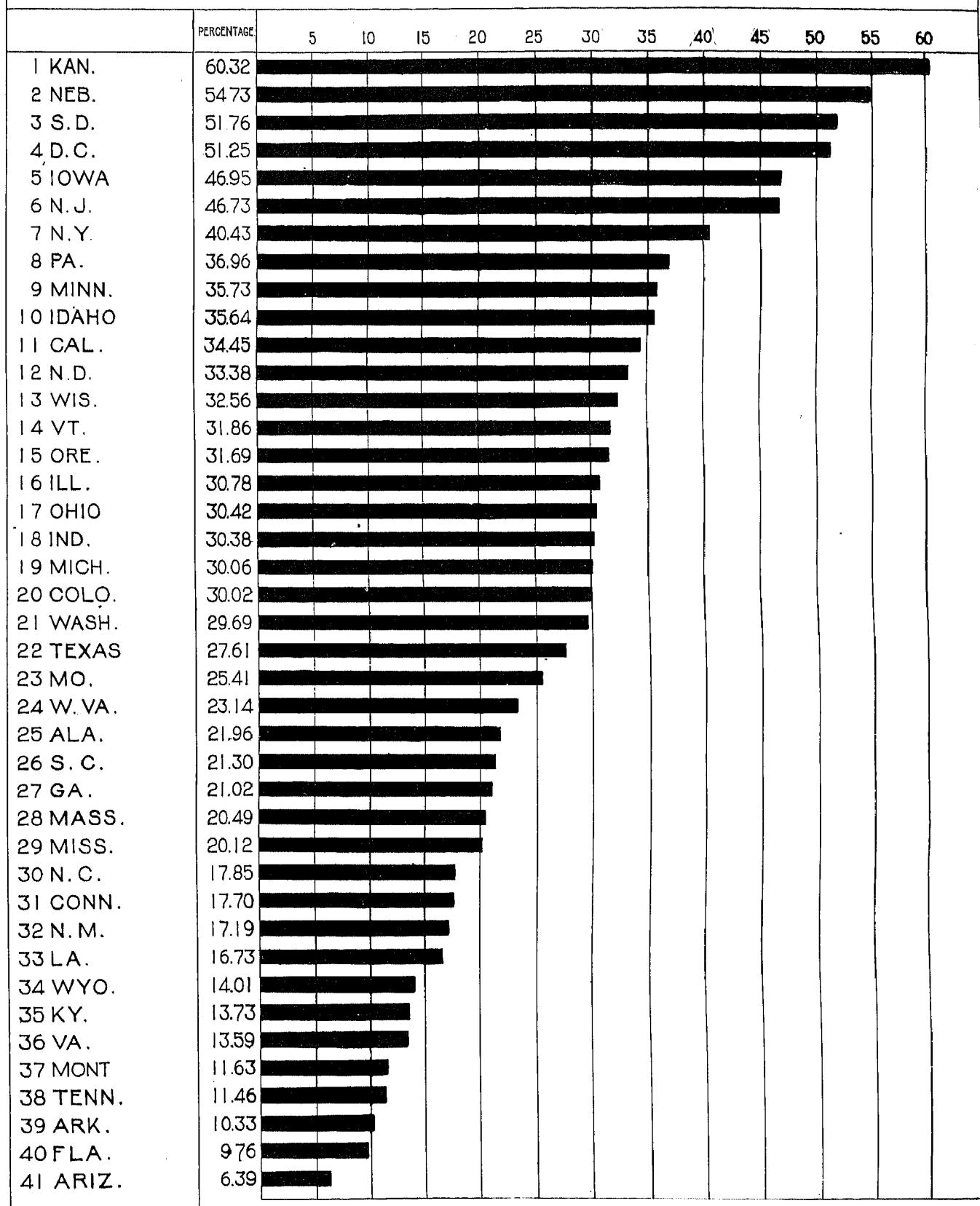
Similar averages are presented in Table 50 for lots. In the United States \$916, on the average, incumbers a mortgaged lot. New York leads with the largest average, \$2,147; Massachusetts is second, with \$2,117; and Connecticut is third, with \$1,651. The lowest average, \$227, is found in Idaho; the next, \$229, in South Dakota; and the third state in this respect, Kansas, has an average of \$258. By geographical divisions these are the averages: North Atlantic division, \$1,505; South Atlantic, \$806; North Central, \$511; South Central, \$554; Western, \$487.

AVERAGE NUMBER OF MORTGAGED ACRES TO A MORTGAGE IN FORCE.—As throwing some light upon the area of owned holdings of land, the average number of mortgaged acres to a mortgage in force against acres is presented in Table 50 for all states and territories. The average for the United States is 119 acres; the average farm has 137 acres. The larger averages to a mortgage in force are in the Rocky Mountain region, where New Mexico takes the lead, with 2,876 acres. The smaller averages are in New England, where Massachusetts has the lowest, 28 acres. The averages by geographical divisions follow: North Atlantic division, 70 acres; South Atlantic, 167 acres; North Central, 97 acres; South Central, 272 acres; Western, 218 acres.

In the same table the average number of lots to a mortgage in force against lots is presented for every state. There is less than 1 lot to a mortgage in a few of the states, owing to second mortgages.

Supplementary to Table 50 and in similar form, Table 51 is presented for the 102 counties in which special investigations were conducted. The number of taxed lots has been ascertained for some of these counties in states for which the number of taxed lots can not be ascertained for all counties. On account of the direct statistical method pursued in these counties, the results obtained in them may be regarded as having a special value.

PERCENTAGE OF TAXED ACRES COVERED BY MORTGAGES IN FORCE ON ACRES,
JANUARY 1ST. 1890. BY STATES AND TERRITORIES.



MORTGAGES IN RELATION TO REAL ESTATE VALUE AND AREA.

123

TABLE 50.—RATIO OF REAL ESTATE MORTGAGES IN FORCE JANUARY 1, 1890, TO NUMBER OF ACRES AND LOTS, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	PERCENTAGE OF NUMBER MORTGAGED OF NUMBER TAXED.		AVERAGE AMOUNT OF DEBT IN FORCE TO A TAXED—		AVERAGE AMOUNT OF DEBT IN FORCE TO A MORTGAGED—		AVERAGE NUMBER COVERED BY A MORTGAGE IN FORCE.	
	For acres.	For lots.	Acre.	Lot.	Acre.	Lot.	Acres.	Lots.
	28.86	23.99	\$2.33	\$132	\$8.08	\$010	110	1.68
The United States.....	28.86	23.99	\$2.33	\$132	\$8.08	\$010	110	1.68
Alabama.....	21.96	.....	1.04	.....	4.72	722	222	1.71
Arizona.....	6.39	.....	0.45	.....	7.08	320	312	5.11
Arkansas.....	10.33	.....	0.36	.....	3.53	810	144	2.27
California.....	34.45	.....	3.76	.....	10.92	642	245	2.77
Colorado.....	30.02	.....	2.59	.....	8.64	800	171	5.35
Connecticut.....	17.70	.....	5.80	.....	20.02	1,051	86	0.88
Delaware.....	.....	.....	.....	.....	10.51	1,074	105	1.11
District of Columbia.....	51.25	.....	97.06	.....	189.39	1,344	37	1.57
Florida.....	0.76	.....	0.45	.....	4.50	281	105	2.04
Georgia.....	21.02	.....	0.46	.....	2.18	611	224	1.24
Idaho.....	35.04	.....	2.70	.....	7.82	227	143	2.47
Illinois.....	30.78	20.14	4.77	200	15.50	705	83	1.70
Indiana.....	30.38	.....	3.92	.....	10.93	584	61	1.44
Iowa.....	40.05	.....	4.30	.....	0.17	307	96	2.02
Kansas.....	60.32	21.24	3.07	65	0.57	268	131	2.78
Kentucky.....	13.73	.....	0.04	.....	0.86	697	100	1.23
Louisiana.....	10.73	.....	0.71	.....	4.27	602	325	2.04
Maine.....	.....	.....	.....	.....	3.40	637	132	1.04
Maryland.....	.....	.....	.....	.....	13.40	884	98	1.27
Massachusetts.....	20.49	.....	0.46	.....	46.12	2,117	28	0.92
Michigan.....	30.06	.....	2.08	.....	9.80	422	67	1.05
Minnesota.....	35.73	.....	2.61	.....	7.38	629	105	1.98
Mississippi.....	20.12	.....	0.58	.....	2.80	387	200	1.83
Missouri.....	25.41	28.98	2.54	210	10.01	726	98	1.75
Montana.....	11.63	.....	1.05	.....	0.03	457	237	2.24
Nebraska.....	64.73	20.41	3.52	91	0.43	447	131	1.07
Nevada.....	.....	.....	.....	.....	5.02	519	804	2.13
New Hampshire.....	.....	.....	.....	.....	8.19	913	70	0.08
New Jersey.....	40.73	.....	10.40	.....	85.00	1,080	61	1.48
New Mexico.....	17.19	.....	0.02	.....	3.58	317	2,876	2.00
New York.....	40.43	.....	7.74	.....	19.15	2,147	73	1.53
North Carolina.....	17.85	.....	0.53	.....	2.97	621	135	1.18
North Dakota.....	33.33	.....	1.68	.....	5.04	318	130	2.10
Ohio.....	30.42	.....	5.20	.....	17.28	598	65	1.39
Oregon.....	31.60	.....	2.00	.....	0.32	452	156	2.44
Pennsylvania.....	30.90	.....	4.80	.....	13.24	861	66	1.51
Rhode Island.....	.....	.....	.....	.....	54.51	1,052	37	1.63
South Carolina.....	21.00	25.94	0.52	137	2.41	630	187	1.24
South Dakota.....	61.76	.....	2.17	.....	4.20	229	140	2.03
Tennessee.....	11.46	.....	0.62	.....	5.44	720	176	1.48
Texas.....	27.61	.....	0.04	.....	2.33	303	441	2.40
Utah.....	.....	.....	.....	.....	7.05	910	107	1.69
Vermont.....	31.86	.....	0.71	.....	11.00	692	75	1.01
Virginia.....	13.60	.....	0.05	.....	4.75	588	173	1.40
Washington.....	20.60	.....	2.68	.....	0.03	629	148	2.78
West Virginia.....	23.14	.....	0.68	.....	3.79	441	187	1.92
Wisconsin.....	32.50	.....	2.00	.....	7.98	440	61	1.73
Wyoming.....	13.01	.....	0.51	.....	3.07	498	580	2.44

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic.....	a30.69	.....	60.84	.....	10.32	1,505	70	1.40
South Atlantic.....	b17.00	a25.94	b40.67	a137	4.10	808	107	1.40
North Central.....	35.70	a23.97	3.45	d132	8.02	511	97	1.83
South Central.....	20.98	.....	0.08	.....	3.27	554	272	1.77
Western.....	c27.94	.....	c2.45	.....	8.88	487	218	0.98

^aMaine, New Hampshire, and Rhode Island omitted.^bDelaware and Maryland omitted.^cSouth Carolina only.^dIllinois, Kansas, Missouri, and Nebraska only.^eNevada and Utah omitted.

REAL ESTATE MORTGAGES.

TABLE 51.—RATIO OF REAL ESTATE MORTGAGES IN FORCE JANUARY 1, 1890, TO NUMBER OF ACRES AND LOTS, AS DETERMINED BY PERSONAL INQUIRY, BY 102 SELECTED COUNTIES.

STATES AND COUNTIES.	PERCENTAGE OF NUMBER MORTGAGED OF NUMBER TAXED.		AVERAGE AMOUNT OF DEBT IN FORCE TO A TAXED—		AVERAGE AMOUNT OF DEBT IN FORCE TO A MORTGAGED—		AVERAGE NUMBER COVERED BY A MORTGAGE IN FORCE.	
	For acres.	For lots.	Acre.	Lot.	Acre.	Lot.	Acres.	Lots.
Two counties represented.....	83.32	16.06	\$9.01	\$55	\$11.76	\$734	115	1.74
Alabama:								
Greene.....	21.86	-----	0.45	-----	2.05	404	432	1.11
Jefferson.....	35.14	-----	13.81	-----	30.31	1,170	376	1.93
Arkansas:								
Lea.....	24.71	-----	1.62	-----	4.12	458	198	1.54
Pulaski.....	10.02	-----	1.67	-----	9.40	495	149	2.60
St. Francis.....	10.02	-----	0.63	-----	5.32	348	228	1.40
California:								
Santa Clara.....	30.50	-----	10.30	-----	83.68	437	114	8.26
Sonoma.....	30.42	-----	5.85	-----	14.84	718	210	1.94
Yolo.....	30.47	-----	5.77	-----	15.81	261	271	4.18
Colorado:								
El Paso.....	38.14	-----	2.68	-----	7.03	481	350	2.43
Weld.....	21.67	-----	2.43	-----	11.18	521	153	2.00
Georgia:								
Bartow.....	17.97	-----	0.60	-----	3.66	276	198	1.63
Houston.....	23.49	-----	0.65	-----	2.75	306	350	1.03
Twiggs.....	31.73	-----	0.51	-----	1.90	118	494	1.00
Illinois:								
Bureau.....	37.00	15.43	8.03	45	21.10	294	103	1.50
Iroquois.....	41.71	10.48	5.89	23	14.11	217	100	2.07
Jasper.....	24.78	13.57	1.48	24	5.90	180	74	1.20
Morgan.....	25.57	22.82	5.54	125	21.65	547	85	1.48
Indiana:								
Crawford.....	19.13	4.08	0.60	11	2.03	214	74	1.60
Hendricks.....	16.18	13.29	2.60	30	16.03	224	53	1.44
Lagrange.....	30.84	18.02	5.12	70	13.01	371	68	1.32
Iowa:								
Cass.....	52.80	-----	5.06	-----	11.20	300	96	2.01
Crawford.....	67.51	-----	5.53	-----	8.20	202	120	2.39
Delaware.....	34.70	-----	4.13	-----	11.88	307	99	1.89
Johnson.....	37.05	-----	4.20	-----	11.07	358	95	1.60
Kansas:								
Decatur.....	74.37	6.85	2.43	10	3.26	279	146	1.87
Jefferson.....	39.30	47.43	3.46	27	8.81	57	108	8.03
Lincoln.....	66.35	8.17	3.78	20	5.70	250	142	1.67
Lyon.....	57.22	10.45	4.77	50	8.34	304	123	2.05
Pawnee.....	52.97	10.71	2.70	37	5.10	210	178	3.46
Kentucky:								
Anderson.....	11.69	23.05	0.63	100	7.98	432	75	1.12
Clark.....	13.18	20.12	2.28	166	17.31	636	80	1.10
Davies.....	30.72	23.16	3.25	131	8.17	521	82	1.37
McCracken.....	14.49	20.50	0.65	121	4.47	455	53	1.77
Louisiana:								
Caddo.....	16.71	-----	0.87	-----	5.22	661	345	2.22
East Baton Rouge.....	13.14	-----	0.73	-----	5.58	596	203	1.71
Maine:								
York.....	-----	-----	-----	-----	10.03	780	44	1.05
Maryland:								
Washington.....	-----	-----	-----	-----	15.52	602	90	1.16
Massachusetts:								
Franklin.....	28.03	-----	6.01	-----	20.08	917	44	0.96
Hampden.....	23.13	-----	4.78	-----	20.67	2,584	51	0.91
Michigan:								
Hillsdale.....	42.21	-----	0.50	-----	15.40	344	60	1.38
Ionia.....	42.74	-----	6.65	-----	14.10	335	60	1.62
Marquette.....	3.83	-----	0.81	-----	21.14	890	292	1.56
Sanilac.....	46.19	-----	5.09	-----	6.60	165	68	2.05
Minnesota:								
Clay.....	43.00	-----	2.05	-----	0.04	147	154	5.06
Goodhue.....	31.61	-----	3.23	-----	10.20	406	96	1.82
Polk.....	65.76	-----	2.53	-----	3.85	100	156	4.63
Stearns.....	30.11	-----	1.92	-----	6.30	422	112	1.80
Mississippi:								
Yazoo.....	30.20	-----	1.19	-----	3.93	203	415	1.60
Missouri:								
Adair.....	29.70	20.72	1.71	73	5.75	244	103	2.00
Bollinger.....	14.56	15.45	0.30	18	2.04	118	100	2.26
Cass.....	36.81	16.85	3.03	30	10.68	177	101	2.36
Mercer.....	40.06	10.13	2.40	20	6.00	124	102	2.38
Montana:								
Custer.....	2.74	6.88	0.16	30	5.65	520	155	2.45
Lewis and Clark Co.....	7.81	17.82	1.40	124	19.10	696	162	2.32
Nbraska:								
Brown.....	47.53	17.77	1.70	29	8.70	163	152	2.80
Gage.....	48.08	16.19	4.41	50	9.16	307	119	2.18
Heights.....	88.31	6.39	2.71	8	3.07	130	150	2.06
Kimbball.....	27.68	1.09	0.83	2	3.00	145	247	2.27
Thayer.....	45.52	10.18	8.47	24	7.62	241	123	1.00
Washington.....	43.81	27.21	4.57	88	10.44	137	110	4.28

TABLE 51.—RATIO OF REAL ESTATE MORTGAGES IN FORCE JANUARY 1, 1890, TO NUMBER OF ACRES AND LOTS, AS DETERMINED BY PERSONAL INQUIRY, BY 102 SELECTED COUNTIES—Continued.

STATES AND COUNTIES.	PERCENTAGE OF NUMBER MORTGAGED OF NUMBER TAXED.		AVERAGE AMOUNT OF DEBT IN FORCE TO A TAXED—		AVERAGE AMOUNT OF DEBT IN FORCE TO A MORTGAGED—		AVERAGE NUMBER COVERED BY A MORTGAGE IN FORCE.	
	For acres.	For lots.	Acre.	Lot.	Acre.	Lot.	Acres.	Lots.
New Jersey:								
Burlington.....	34.26	.....	\$11.90	.....	\$34.75	\$675	65	1.47
New York:								
Albany.....	21.83	.....	8.41	.....	83.80	1,338	70	1.36
Allegany.....	38.02	.....	5.98	.....	14.03	574	77	1.10
Dutchess.....	41.50	.....	10.34	.....	21.02	1,077	84	1.20
Fulton.....	31.88	.....	8.61	.....	11.34	634	72	1.03
Livingston.....	45.39	.....	12.20	.....	27.00	502	68	1.12
Richmond.....	33.98	.....	114.38	.....	336.60	624	11	3.03
North Carolina:								
Forsyth.....	10.57	23.48	0.80	\$148	4.84	631	89	1.13
Halifax.....	46.40	14.24	1.20	64	2.71	451	259	1.34
North Dakota:								
Burleigh.....	13.18	.....	0.43	.....	3.20	157	181	7.00
Dickey.....	55.70	.....	2.00	.....	3.58	879	147	1.41
Grand Forks.....	46.58	.....	2.05	.....	5.00	684	141	2.18
Ramsey.....	83.28	.....	8.11	.....	3.73	454	128	1.55
Ohio:								
Athens.....	34.70	.....	12.08	.....	37.25	983	110	1.58
Madison.....	24.91	.....	5.90	.....	21.52	453	94	1.20
Montgomery.....	32.98	.....	0.18	.....	27.88	684	48	1.38
Union.....	27.49	.....	4.17	.....	15.18	834	63	1.38
Oregon:								
Umatilla.....	42.00	.....	2.70	.....	6.02	808	107	2.67
Union.....	42.51	.....	2.70	.....	6.48	310	210	1.88
Pennsylvania:								
Chester.....	42.94	.....	13.51	.....	31.40	1,241	70	1.41
Lackawanna.....	72.35	.....	20.11	.....	27.80	995	70	1.41
Lebanon.....	40.59	.....	7.85	.....	10.35	733	70	1.41
Washington.....	21.10	.....	4.97	.....	20.70	700	70	1.41
South Carolina:								
Anderson.....	31.04	33.20	1.16	.....	3.67	637	143	1.00
Colleton.....	17.07	13.44	0.48	.....	2.07	470	216	1.08
Laurens.....	30.35	28.00	0.85	.....	2.70	671	185	0.90
South Dakota:								
Beadle.....	42.07	.....	1.72	.....	4.03	400	140	1.61
Hughes.....	43.14	.....	1.57	.....	3.05	117	157	0.04
Yankton.....	47.97	.....	2.51	.....	5.24	290	150	3.13
Tennessee:								
McNairy.....	7.50	.....	0.12	.....	1.55	300	311	1.54
Maury.....	12.32	.....	1.42	.....	11.50	673	110	0.00
Texas:								
Bell.....	20.47	.....	1.00	.....	0.15	424	181	2.13
Harrison.....	10.76	.....	0.25	.....	2.30	334	286	1.63
Tarrant.....	20.11	.....	2.83	.....	0.71	1,017	233	1.74
Virginia:								
Augusta.....	8.07	.....	0.70	.....	8.51	580	140	1.10
Louisa.....	10.29	.....	0.80	.....	4.46	773	168	1.41
Washington:								
King.....	20.10	.....	25.23	.....	90.34	905	118	2.50
West Virginia:								
Kanawha.....	18.14	.....	1.74	.....	9.58	670	172	1.28
Wisconsin:								
Brown.....	87.80	.....	2.84	.....	7.50	200	60	2.93
Douglas.....	18.87	.....	1.73	.....	9.18	593	688	3.12
St. Croix.....	52.62	.....	9.75	.....	7.13	348	111	1.74
Waukesha.....	88.30	.....	7.82	.....	20.41	512	68	1.54

AVERAGE NUMBER OF ACRES COVERED BY A MORTGAGE.

Every mortgagor does not include all land that is owned by him in the mortgage that he makes, but perhaps the owners of acre tracts include all of their acre holdings in the mortgages that they make to a sufficient extent to make the average acreage covered by a mortgage in the various states and territories substantially equal to the average acreage owned by them.

For its bearing on the area of individual acre holdings, Table 52 is presented, showing the average number of acres covered by a mortgage on acres made during the 10 years 1880-1889. In the United States during this term each of the 4,758,268 mortgages, stating and not stating debt, placed on acre tracts covered 131 acres on the average. The average for 1880 was 115 acres; it increased to 141 acres in 1883; fell to 131 acres in 1885, where it remained in 1886; increased to 134 in 1887; fell again to 131 in 1888, and finally rose to 134 acres in 1889. This was the average area of a farm in 1880; in 1890 the average farm area is 137 acres.

REAL ESTATE MORTGAGES.

It must not be understood from this that these mortgages on acres cover little besides farms, because numerous small suburban acre tracts are included. Their effect on the average is largely counterbalanced by the inclusion of very large tracts of mining, grazing, and timber land. The larger averages for the 10 years are found in New Mexico and Wyoming.

By geographical divisions these are the averages for the 10 years: North Atlantic, 70 acres; South Atlantic, 183 acres; North Central, 100 acres; South Central, 263 acres; Western, 261 acres. During the decade the average varied little in the North Atlantic and North Central divisions, but varied much more in the other geographical divisions.

TABLE 52.—AVERAGE NUMBER OF ACRES COVERED BY A MORTGAGE ON ACRES MADE, 1880 TO 1889, BY YEARS AND BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	Average for 10 years.	1880	1881	1882	1883	1884	1885	1886	1887	1888	1889
	131	115	118	133	141	136	131	131	134	131	134
The United States.....	131	115	118	133	141	136	131	131	134	131	134
Alabama.....	220	206	215	258	265	208	194	204	200	216	180
Arizona.....	650	133	246	697	163	815	1,322	774	2,529	136	215
Arkansas.....	140	123	131	142	143	148	138	142	136	148	143
California.....	257	267	297	266	260	252	238	257	260	242	234
Colorado.....	101	205	129	116	205	203	274	198	184	130	179
Connecticut.....	36	35	38	98	37	87	97	86	92	40	90
Delaware.....	107	126	107	115	108	98	106	118	98	97	100
District of Columbia.....	38	52	30	41	36	30	35	50	35	36	33
Florida.....	243	205	149	204	981	166	160	152	121	200	194
Georgia.....	238	236	232	288	274	254	225	229	232	211	224
Idaho.....	130	125	110	127	133	135	122	108	142	141	145
Illinois.....	84	83	90	83	84	85	83	84	82	81	83
Indiana.....	65	65	66	66	66	66	65	64	63	64	64
Iowa.....	95	92	96	97	96	96	95	95	95	95	96
Kansas.....	132	127	125	129	135	140	141	130	133	120	129
Kentucky.....	99	94	99	96	99	99	97	99	98	95	108
Louisiana.....	311	349	403	381	353	382	382	323	306	335	325
Maine.....	144	103	180	144	128	127	114	108	127	116	117
Maryland.....	100	106	105	103	99	95	100	96	95	95	104
Massachusetts.....	28	20	30	29	29	30	27	27	27	27	26
Michigan.....	69	71	71	71	74	71	67	68	65	63	70
Minnesota.....	107	108	109	108	109	106	114	106	102	104	107
Mississippi.....	208	220	211	226	210	195	198	199	206	207	212
Missouri.....	99	94	97	99	107	99	100	102	97	98	97
Montana.....	223	174	174	219	181	208	239	207	216	222	249
Nebraska.....	137	118	119	130	140	195	136	131	131	132	132
Nevada.....	318	231	236	305	231	403	249	375	557	303	423
New Hampshire.....	78	72	75	82	74	74	72	80	77	84	78
New Jersey.....	61	61	66	60	63	57	67	60	60	58	60
New Mexico.....	3,778	32,638	7,520	7,516	2,402	1,911	3,783	2,050	3,946	2,550	3,030
New York.....	72	71	72	68	71	67	68	72	73	65	68
North Carolina.....	136	141	141	137	138	140	136	127	129	127	155
North Dakota.....	144	811	175	174	138	132	137	127	132	128	133
Ohio.....	65	65	65	64	64	64	66	66	64	64	65
Oregon.....	172	209	190	157	162	163	180	174	160	152	161
Pennsylvania.....	60	66	66	65	66	66	66	66	66	66	66
Rhode Island.....	39	44	43	40	40	38	37	41	39	33	31
South Carolina.....	205	238	229	221	217	219	206	193	190	178	191
South Dakota.....	144	169	153	158	150	145	140	141	140	137	140
Tennessee.....	156	140	157	178	133	130	119	159	275	161	189
Texas.....	404	283	268	553	589	504	520	483	439	445	415
Utah.....	234	54	80	51	159	350	514	879	417	112	119
Vermont.....	77	80	70	77	79	75	73	79	69	72	80
Virginia.....	176	105	181	104	178	160	180	161	107	150	205
Washington.....	156	100	174	180	164	150	154	164	160	152	144
West Virginia.....	386	147	170	209	177	205	140	185	158	170	291
Wisconsin.....	93	90	91	97	105	94	92	95	93	87	87
Wyoming.....	1,114	427	318	304	2,025	2,500	1,338	1,340	357	428	313

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic.....	70	73	74	70	69	67	67	72	68	74	60
South Atlantic.....	183	170	178	195	241	185	173	168	165	165	194
North Central.....	100	94	95	97	101	106	103	108	102	99	98
South Central.....	203	198	212	315	326	260	283	268	255	255	254
Western.....	201	363	285	286	244	294	283	280	222	222	212

RELATIVE IMPORTANCE OF ACRES AS AGAINST LOTS.

The real estate of the United States, for the purposes of this report, being divided into two great classes of acre tracts and lots, it becomes desirable to know their relative importance with respect to each other, especially since acres are largely identified with farms, and lots with towns and cities. Therefore, as throwing some light upon the relative importance of urban and nonurban regions and upon the effect of urban growth upon the growth of mortgage debt, Tables 53 and 54 are presented.

In the United States during the 10 years 1880-1889, 49.88 per cent of the mortgages made were placed on acres, leaving 50.12 per cent of the total number of mortgages to be placed on lots. On account of the larger mortgages placed on lots, the lots were incumbered with 59.51 per cent of the total amount of debt incurred.

Prominent among the states are those in which the portion of the number or amount of mortgages placed on lots is greater than 75 per cent, and these states are Connecticut, Delaware, Massachusetts, New Jersey, New York, Pennsylvania, and Rhode Island, and also the District of Columbia.

By geographical divisions the portions for the number and amount of mortgages placed on acres during the decade of the total number and amount follow: North Atlantic division, for number, 27.20 per cent; for amount, 17.21 per cent. South Atlantic, for number, 58.62 per cent; for amount, 46.91 per cent. North Central, for number, 57.35 per cent; for amount, 55.52 per cent. South Central, for number, 66.93 per cent; for amount, 65.11 per cent. Western, for number, 48.29 per cent; for amount, 55.05 per cent.

For the reason that the number and amount of mortgages placed on lots have increased in a greater ratio during the decade than the number and amount placed on acres, the percentages of the number and amount of mortgages in force on acres are generally less than the foregoing, but not much less.

RELATIVE IMPORTANCE OF ACRES AND LOTS REVERSED.—The advancement of the number of mortgages on lots made during the decade from a subordinate place at the beginning (about two-fifths of the entire number of mortgages on acres and on lots) to a position represented by nearly three-fifths of the entire number at the end of the decade, is exhibited in Table 54; and also the progress of the amount of debt incurred on lots from a little more than one-half of the total amount of incurred mortgage debt in 1880 to two-thirds of the entire amount in 1889. Of course, as the percentages for lot mortgages increase, those for acre mortgages correspondingly decrease. Without any interruption, the percentage of the number of mortgages that were placed on lots increased from year to year during the decade, and only with an interruption in 1883 was the increase of the percentage broken in the case of amount of mortgages placed on lots. The percentages for the various states and territories in Table 54 will afford an opportunity to study the growing importance of urban real estate in contrast with nonurban real estate.

REAL ESTATE MORTGAGES.

TABLE 53.—PERCENTAGE OF MORTGAGES ON ACRES AND ON LOTS OF TOTAL MORTGAGES, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	PERCENTAGE OF TOTAL MORTGAGES MADE DURING THE 10 YEARS 1880-1890.				PERCENTAGE OF TOTAL MORTGAGES IN FORCE.			
	On acres.		On lots.		On acres.		On lots.	
	For number.	For amount.	For number.	For amount.	For number.	For amount.	For number.	For amount.
The United States.....	49.88	40.40	50.12	50.51	48.20	36.70	51.80	63.80
Alabama.....	78.13	70.58	21.87	20.42	76.75	73.70	23.25	26.30
Arizona.....	34.90	77.67	65.10	22.33	48.51	67.29	51.49	32.71
Arkansas.....	75.58	67.08	24.42	32.07	70.68	63.00	29.12	37.00
California.....	50.24	57.51	40.76	42.40	40.06	50.15	50.04	49.85
Colorado.....	83.07	40.84	66.33	59.06	37.52	35.50	62.48	64.50
Connecticut.....	25.42	19.46	74.58	80.51	21.23	16.40	78.77	83.51
Delaware.....	21.96	28.08	78.04	71.04	28.71	35.04	71.29	64.96
District of Columbia.....	1.20	3.40	98.80	98.00	1.33	4.28	98.07	95.72
Florida.....	61.04	58.22	88.96	41.78	68.15	68.55	31.85	31.45
Georgia.....	73.03	56.50	20.37	43.50	71.58	61.90	28.42	38.04
Idaho.....	70.09	81.10	20.01	18.00	70.73	88.76	20.27	11.24
Illinois.....	41.72	40.98	58.28	59.02	43.40	43.01	56.00	56.00
Indiana.....	50.98	61.23	43.02	35.77	61.93	67.33	38.07	32.07
Iowa.....	68.27	75.53	31.73	24.48	67.80	74.81	32.11	25.19
Kansas.....	67.47	71.94	82.53	28.06	68.02	71.80	31.08	28.14
Kentucky.....	58.01	53.08	41.99	40.02	57.41	52.04	42.50	47.96
Louisiana.....	56.21	50.05	43.79	40.85	55.72	55.24	44.28	44.76
Maine.....	52.68	43.37	47.33	56.63	52.65	43.37	47.35	50.63
Maryland.....	85.44	88.79	64.56	61.21	30.21	43.09	60.79	56.94
Massachusetts.....	18.08	12.57	81.92	87.43	18.73	13.13	81.27	80.87
Michigan.....	62.18	62.57	37.82	37.43	64.65	63.64	35.35	36.36
Minnesota.....	62.80	68.97	47.20	61.03	49.64	38.11	50.30	61.89
Mississippi.....	81.49	83.24	15.51	16.70	85.11	82.98	14.80	17.02
Missouri.....	54.05	44.85	45.85	55.35	53.72	47.40	46.28	52.60
Montana.....	43.44	62.00	56.60	38.00	40.17	58.35	59.83	41.05
Nebraska.....	60.72	60.13	33.28	33.87	68.98	68.10	31.02	31.90
Nevada.....	67.72	80.60	32.28	19.44	73.89	83.67	26.11	16.83
New Hampshire.....	60.07	52.74	30.03	47.26	57.70	49.72	42.21	50.98
New Jersey.....	16.64	22.02	83.86	77.98	17.78	23.23	82.22	75.77
New Mexico.....	35.65	82.85	61.35	17.15	37.23	87.88	62.77	12.12
New York.....	20.21	13.05	78.70	86.95	27.00	18.55	72.94	80.45
North Carolina.....	77.50	71.88	22.44	28.12	76.24	67.71	23.76	32.20
North Dakota.....	81.79	80.21	18.21	19.79	87.02	85.73	12.98	14.27
Ohio.....	40.25	40.13	50.75	50.87	44.17	51.01	55.23	48.39
Oregon.....	68.20	64.16	81.80	85.85	72.05	69.71	27.05	30.20
Pennsylvania.....	20.45	20.08	73.55	70.92	27.04	10.87	72.96	80.13
Rhode Island.....	13.92	15.59	80.08	84.41	12.57	14.31	87.43	85.00
South Carolina.....	77.73	69.87	22.27	30.13	73.53	65.75	20.47	34.25
South Dakota.....	70.32	77.52	20.68	22.48	83.28	81.20	16.72	18.71
Tennessee.....	40.57	47.85	50.43	52.15	43.57	40.63	50.43	50.37
Texas.....	68.11	73.50	91.89	26.41	77.08	80.04	22.32	10.06
Utah.....	81.03	28.58	68.07	71.42	34.85	30.17	65.15	60.83
Vermont.....	60.50	75.37	30.41	24.03	64.83	69.66	35.17	30.34
Virginia.....	50.12	48.72	40.88	51.28	58.85	57.73	41.15	42.27
Washington.....	65.81	61.51	44.00	48.49	62.26	56.10	37.74	43.90
West Virginia.....	63.14	69.86	36.86	30.64	69.66	73.68	30.34	26.32
Wisconsin.....	60.60	61.60	30.40	38.40	67.70	66.92	32.21	33.08
Wyoming.....	84.18	62.46	65.92	47.54	46.83	60.67	53.17	39.33

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic.....	27.20	17.21	72.80	82.79	27.14	16.74	72.80	83.26
South Atlantic.....	58.02	40.01	41.88	53.09	57.57	45.61	42.43	54.49
North Central.....	57.35	65.52	42.65	44.48	59.32	57.50	40.68	42.50
South Central.....	60.03	65.11	33.07	34.89	67.89	65.75	32.11	34.25
Western.....	48.20	66.05	51.71	44.95	45.88	40.95	54.12	50.05

MORTGAGES IN RELATION TO REAL ESTATE VALUE AND AREA.

129

TABLE 54.—PERCENTAGE OF NUMBER AND OF AMOUNT OF REAL ESTATE MORTGAGES MADE, 1880 TO 1889, AND COVERING ACRES OR LOTS, BY YEARS AND BY STATES AND TERRITORIES.

STATES AND TERRITORIES AND YEARS,	ON ACRES.		ON LOTS.		STATES AND TERRITORIES AND YEARS,	ON ACRES.		ON LOTS.	
	For number.	For amount.	For number.	For amount.		For number.	For amount.	For number.	For amount.
	40.88	40.49	50.12	50.51		21.06	28.06	78.04	71.94
The United States.....	40.88	40.49	50.12	50.51	Delaware.....	21.06	28.06	78.04	71.94
1880.....	57.68	48.19	42.32	51.81	1880.....	22.30	20.04	77.70	70.00
1881.....	55.35	45.00	44.65	55.00	1881.....	10.26	25.53	80.74	74.47
1882.....	54.37	44.61	45.63	55.36	1882.....	17.89	23.46	82.11	76.54
1883.....	53.34	45.42	46.06	54.58	1883.....	10.44	28.00	80.56	71.10
1884.....	52.03	43.56	47.02	50.44	1884.....	23.07	28.02	76.33	71.98
1885.....	51.50	42.35	48.41	57.65	1885.....	26.75	30.02	73.25	63.98
1886.....	50.18	40.25	49.83	50.75	1886.....	27.30	32.58	72.01	67.12
1887.....	45.58	38.23	54.42	61.77	1887.....	23.46	25.21	76.51	74.79
1888.....	44.48	34.07	55.53	55.03	1888.....	21.08	25.51	78.02	74.40
1889.....	42.83	33.42	57.18	60.58	1889.....	18.57	25.56	81.43	74.44
Alabama.....	78.13	70.58	21.87	29.42	District of Columbia.....	1.20	8.40	98.80	96.60
1880.....	85.13	77.33	14.87	22.07	1880.....	1.10	2.15	98.81	97.85
1881.....	88.12	86.36	11.88	13.64	1881.....	0.05	1.87	90.05	98.13
1882.....	87.07	89.43	12.03	10.57	1882.....	1.24	1.70	98.76	98.30
1883.....	83.63	80.71	16.87	10.29	1883.....	1.33	2.61	98.07	97.89
1884.....	81.46	76.03	18.54	23.87	1884.....	1.36	0.70	98.04	96.21
1885.....	83.05	74.70	16.05	25.30	1885.....	1.80	2.31	98.70	97.00
1886.....	78.85	63.22	21.15	36.78	1886.....	1.24	3.85	98.70	96.65
1887.....	72.10	71.08	27.81	28.02	1887.....	1.80	0.93	98.01	93.07
1888.....	71.60	66.20	28.40	33.80	1888.....	1.10	8.45	98.00	96.55
1889.....	67.61	55.07	32.39	44.83	1889.....	0.06	2.73	98.04	97.27
Arizona.....	34.00	77.07	65.10	22.33	Florida.....	61.04	68.22	98.00	41.78
1880.....	31.03	73.70	68.07	20.24	1880.....	63.71	67.07	90.29	42.03
1881.....	29.54	84.01	70.46	15.09	1881.....	65.48	63.22	94.63	40.78
1882.....	28.75	85.69	73.25	14.41	1882.....	65.57	60.17	94.43	33.83
1883.....	25.68	75.51	74.32	24.49	1883.....	70.34	70.15	90.06	23.85
1884.....	34.12	70.10	65.88	20.84	1884.....	67.07	62.95	92.33	37.05
1885.....	29.07	73.32	70.03	20.08	1885.....	65.03	61.93	94.07	38.08
1886.....	85.62	83.82	64.38	16.48	1886.....	69.09	64.21	40.81	46.70
1887.....	87.04	81.87	62.96	18.13	1887.....	63.45	48.80	46.55	51.11
1888.....	42.50	58.45	57.44	41.65	1888.....	60.83	50.86	43.07	49.14
1889.....	49.51	58.55	66.40	43.45	1889.....	60.12	61.87	43.88	45.13
Arkansas.....	75.58	67.03	24.43	32.07	Georgia.....	73.03	50.50	26.37	43.50
1880.....	83.00	77.30	17.00	22.70	1880.....	70.43	50.73	23.57	40.27
1881.....	77.29	74.38	20.71	25.02	1881.....	77.10	60.74	22.80	39.20
1882.....	78.44	75.06	21.66	24.04	1882.....	78.45	60.73	21.05	39.27
1883.....	70.04	69.38	20.06	30.62	1883.....	75.02	40.14	24.38	50.88
1884.....	77.04	71.35	22.06	28.05	1884.....	75.60	50.27	24.31	40.73
1885.....	70.00	72.15	23.01	27.85	1885.....	73.27	57.03	20.73	42.07
1886.....	76.72	68.88	23.28	31.12	1886.....	74.61	58.02	25.39	41.38
1887.....	71.20	59.26	28.80	40.74	1887.....	73.13	60.77	26.87	30.23
1888.....	71.05	65.70	28.05	34.21	1888.....	60.08	53.86	90.03	40.15
1889.....	71.05	62.75	28.05	37.25	1889.....	68.01	52.58	81.00	47.42
California.....	50.21	57.51	49.76	42.40	Idaho.....	70.90	81.10	29.01	18.00
1880.....	53.60	58.53	46.40	41.47	1880.....	63.56	70.42	36.44	20.58
1881.....	58.11	60.08	41.80	30.02	1881.....	67.83	71.44	32.17	28.56
1882.....	57.56	62.28	43.44	97.73	1882.....	60.39	70.41	39.01	20.59
1883.....	68.33	61.05	41.67	85.05	1883.....	71.02	74.05	28.98	25.05
1884.....	57.10	60.72	42.81	30.28	1884.....	56.63	83.95	40.37	10.05
1885.....	54.38	59.52	45.02	40.48	1885.....	67.07	68.01	82.93	81.30
1886.....	51.80	61.08	48.20	88.02	1886.....	70.13	84.00	29.87	15.01
1887.....	40.74	59.78	63.20	40.22	1887.....	66.60	76.60	90.94	23.41
1888.....	42.55	50.98	57.45	40.02	1888.....	75.46	87.12	24.64	12.88
1889.....	41.80	50.23	58.11	40.77	1889.....	70.60	85.97	20.40	14.03
Colorado.....	33.67	40.34	66.33	50.06	Illinois.....	41.72	40.98	58.28	59.02
1880.....	24.38	50.19	75.62	49.81	1880.....	56.71	50.04	43.29	43.96
1881.....	23.69	39.04	76.01	60.96	1881.....	52.87	53.28	47.13	46.72
1882.....	20.62	30.80	73.18	60.14	1882.....	48.81	47.37	51.10	52.03
1883.....	32.05	50.63	67.95	40.47	1883.....	40.92	48.05	53.08	51.35
1884.....	43.85	67.55	66.15	32.45	1884.....	44.75	46.14	55.25	53.80
1885.....	37.70	53.01	62.30	40.00	1885.....	43.28	42.80	50.72	67.20
1886.....	37.57	42.59	62.43	57.41	1886.....	40.83	38.35	59.03	61.05
1887.....	33.68	30.85	66.12	63.15	1887.....	36.84	35.28	63.00	64.72
1888.....	37.59	92.08	62.41	67.37	1888.....	33.00	32.11	67.00	67.80
1889.....	31.50	30.80	68.50	60.61	1889.....	29.61	29.02	70.89	70.88
Connecticut.....	25.42	10.40	74.58	80.54	Indiana.....	56.98	64.23	43.02	35.77
1880.....	32.08	27.18	67.02	72.82	1880.....	64.14	70.08	85.80	20.92
1881.....	20.40	19.28	70.00	80.72	1881.....	61.02	68.09	88.08	31.31
1882.....	27.33	20.75	72.07	79.25	1882.....	60.20	68.63	90.71	31.37
1883.....	24.05	17.79	75.05	82.21	1883.....	58.08	60.42	41.92	23.58
1884.....	26.28	10.54	73.72	80.46	1884.....	57.07	64.55	42.00	45.45
1885.....	26.12	22.35	73.88	77.05	1885.....	56.54	65.30	41.40	34.70
1886.....	25.47	20.38	74.53	79.63	1886.....	57.54	64.71	42.46	35.20
1887.....	24.07	20.61	75.33	79.36	1887.....	52.48	60.40	47.52	30.60
1888.....	20.03	10.80	70.07	83.70	1888.....	50.28	57.10	40.74	42.90
1889.....	20.07	14.72	70.03	85.28	1889.....	54.05	59.02	45.05	40.08

REAL ESTATE MORTGAGES.

TABLE 54.—PERCENTAGE OF NUMBER AND OF AMOUNT OF REAL ESTATE MORTGAGES MADE, 1880 TO 1889, AND COVERING ACRES OR LOTS, BY YEARS AND BY STATES AND TERRITORIES—Continued.

STATES AND TERRITORIES AND YEARS.	ON ACRES.		ON LOTS.		STATES AND TERRITORIES AND YEARS.	ON ACRES.		ON LOTS.	
	For number.	For amount.	For number.	For amount.		For number.	For amount.	For number.	For amount.
	68.27	75.52	31.73	24.48		62.18	62.57	37.82	37.43
Iowa.....					Michigan.....				
1880.....	74.68	79.40	25.32	20.60	1880.....	70.20	70.51	20.50	20.40
1881.....	71.62	79.05	28.38	20.35	1881.....	67.00	68.46	33.00	31.54
1882.....	70.88	80.42	29.12	10.58	1882.....	66.67	68.17	33.33	31.83
1883.....	69.41	78.39	30.59	21.01	1883.....	64.35	65.03	35.05	34.07
1884.....	70.14	77.01	29.86	22.09	1884.....	62.33	63.08	37.07	36.92
1885.....	69.03	77.30	30.07	22.70	1885.....	61.23	60.40	38.77	39.00
1886.....	68.14	76.34	31.86	23.06	1886.....	60.98	61.50	38.02	38.41
1887.....	61.49	71.24	35.51	28.76	1887.....	56.93	57.49	43.07	42.51
1888.....	62.52	69.18	37.48	30.82	1888.....	56.48	56.66	43.52	43.34
1889.....	62.52	68.91	37.48	31.60	1889.....	55.58	53.08	44.42	40.02
Kanana.....					Minnesota.....				
1880.....	80.95	83.50	19.05	16.41	1880.....	76.70	70.25	23.30	20.75
1881.....	78.77	82.65	21.23	17.45	1881.....	71.96	62.04	28.01	37.90
1882.....	74.90	70.63	26.10	20.37	1882.....	62.99	49.23	37.01	50.77
1883.....	72.36	78.00	27.64	21.10	1883.....	55.75	43.07	44.25	56.93
1884.....	72.23	80.29	27.77	19.71	1884.....	55.60	30.80	44.40	40.20
1885.....	71.88	80.56	28.12	19.44	1885.....	54.86	42.58	45.14	57.42
1886.....	67.97	74.02	32.03	25.38	1886.....	46.75	35.50	53.26	61.44
1887.....	58.70	63.40	41.30	36.51	1887.....	39.73	32.01	60.27	67.39
1888.....	61.01	64.33	38.09	35.67	1888.....	40.05	31.55	53.35	68.45
1889.....	58.19	62.43	41.81	37.52	1889.....	47.24	31.98	52.76	68.02
Kentucky.....					Mississippi.....				
1880.....	63.78	57.71	30.22	42.20	1880.....	55.15	84.45	14.85	15.55
1881.....	62.59	58.40	37.41	41.00	1881.....	80.03	87.47	13.07	12.53
1882.....	63.40	58.29	36.60	41.71	1882.....	86.44	86.45	13.56	13.55
1883.....	62.25	59.11	37.75	40.80	1883.....	87.02	87.04	12.08	12.30
1884.....	59.86	56.99	40.16	44.01	1884.....	85.89	81.48	14.11	18.52
1885.....	60.08	60.00	30.02	43.01	1885.....	85.25	83.00	14.75	16.40
1886.....	56.05	58.85	43.05	40.15	1886.....	84.59	82.84	15.41	17.00
1887.....	54.22	49.32	45.78	50.78	1887.....	83.33	81.87	16.07	18.13
1888.....	54.25	51.78	45.76	48.22	1888.....	82.07	80.50	17.33	19.50
1889.....	49.08	48.22	50.02	51.78	1889.....	81.05	80.23	18.05	19.77
Louisiana.....					Missouri.....				
1880.....	60.06	66.46	47.04	43.55	1880.....	61.05	44.65	45.05	55.35
1881.....	54.50	68.46	45.44	41.55	1881.....	68.14	55.62	31.86	44.38
1882.....	57.01	63.25	42.09	36.75	1882.....	64.17	55.60	35.83	44.40
1883.....	62.73	67.27	37.27	32.73	1883.....	62.03	52.37	37.37	47.03
1884.....	53.08	60.00	40.92	39.94	1884.....	61.04	57.04	38.06	42.06
1885.....	64.35	59.00	45.05	40.10	1885.....	56.00	50.00	43.10	49.91
1886.....	54.50	58.90	45.41	41.04	1886.....	50.00	44.30	49.40	55.70
1887.....	55.03	54.00	44.97	40.00	1887.....	41.80	37.00	58.20	62.34
1888.....	67.57	56.01	42.43	43.99	1888.....	46.81	37.27	53.09	62.73
1889.....	60.73	62.00	40.27	37.01	1889.....	46.30	34.20	53.04	65.71
Maine.....					Montana.....				
1880.....	53.53	45.53	40.47	54.47	1880.....	43.44	62.00	50.50	38.00
1881.....	54.20	47.80	45.80	52.20	1881.....	40.72	39.19	50.28	40.81
1882.....	54.80	44.03	45.11	55.07	1882.....	38.48	62.08	61.62	37.02
1883.....	54.73	44.97	40.27	55.03	1883.....	43.45	67.58	56.55	82.42
1884.....	53.30	43.18	46.70	50.82	1884.....	30.49	67.46	63.51	32.51
1885.....	53.65	44.17	40.35	55.83	1885.....	45.82	58.32	54.18	41.68
1886.....	50.40	42.05	40.60	57.95	1886.....	50.31	61.30	40.00	48.70
1887.....	50.00	39.04	40.01	60.00	1887.....	51.20	70.91	48.80	29.00
1888.....	51.21	40.45	48.79	59.55	1888.....	48.50	66.72	51.41	33.28
1889.....	51.20	42.84	48.71	57.10	1889.....	44.11	64.58	55.80	35.42
Maryland.....					Nebraska.....				
1880.....	35.44	38.70	64.56	61.21	1880.....	66.72	60.13	33.28	33.87
1881.....	41.47	43.43	68.53	56.57	1881.....	80.40	80.90	19.51	19.10
1882.....	40.59	42.67	50.41	57.33	1882.....	76.47	78.20	23.63	21.71
1883.....	38.20	41.00	61.80	59.00	1883.....	78.81	80.93	21.19	10.07
1884.....	37.51	42.26	62.49	57.74	1884.....	70.33	81.72	23.07	18.28
1885.....	34.98	38.01	65.02	61.00	1885.....	74.20	81.07	25.71	18.03
1886.....	35.41	37.41	64.50	62.50	1886.....	66.89	71.00	33.11	28.01
1887.....	32.72	30.24	67.28	63.70	1887.....	66.82	66.28	33.18	33.72
1888.....	30.05	35.16	69.35	64.84	1888.....	56.85	55.34	43.15	44.00
1889.....	33.10	35.17	66.90	63.83	1889.....	58.91	56.46	41.00	43.54
Massachusetts.....					Novada.....				
1880.....	22.51	14.06	77.40	85.04	1880.....	60.65	60.08	53.35	30.92
1881.....	10.53	12.13	80.47	87.87	1881.....	50.37	76.82	49.03	23.18
1882.....	10.40	13.05	80.51	86.35	1882.....	53.80	90.05	46.20	9.95
1883.....	18.25	12.00	81.75	87.10	1883.....	70.20	78.15	29.80	21.95
1884.....	18.13	11.80	81.87	88.70	1884.....	69.45	70.00	30.55	20.01
1885.....	18.74	13.82	81.26	86.18	1885.....	86.07	70.37	19.33	23.03
1886.....	17.88	11.21	82.12	88.79	1886.....	86.40	94.18	18.00	5.82
1887.....	17.27	12.30	82.73	87.70	1887.....	65.19	80.17	34.81	13.63
1888.....	10.50	12.83	83.41	87.17	1888.....	70.86	77.80	23.14	22.20
1889.....	15.90	12.80	84.10	87.01	1889.....	50.14	72.83	43.86	27.17

TABLE 54.—PERCENTAGE OF NUMBER AND OF AMOUNT OF REAL ESTATE MORTGAGES MADE, 1880 TO 1889, AND COVERING ACRES OR LOTS, BY YEARS AND BY STATES AND TERRITORIES—Continued.

STATES AND TERRITORIES AND YEARS.	ON ACRES.		ON LOTS.		STATES AND TERRITORIES AND YEARS.	ON ACRES.		ON LOTS.	
	For number.	For amount.	For number.	For amount.		For number.	For amount.	For number.	For amount.
New Hampshire.....	60.07	52.74	30.93	47.20	Oregon	68.20	64.15	31.80	35.85
1880.....	63.25	61.47	36.75	38.53	1880.....	69.09	67.68	30.01	32.32
1881.....	61.12	63.76	38.89	46.24	1881.....	72.73	71.00	27.27	28.10
1882.....	63.23	58.25	36.77	41.75	1882.....	68.78	64.87	31.22	35.13
1883.....	61.48	56.20	38.52	49.80	1883.....	70.20	61.48	29.80	38.62
1884.....	62.72	51.82	37.28	45.18	1884.....	69.16	61.75	30.84	35.25
1885.....	61.59	54.71	38.41	45.20	1885.....	69.04	66.08	30.98	33.92
1886.....	60.13	53.56	39.87	46.44	1886.....	69.90	65.41	30.10	34.60
1887.....	57.69	49.14	42.81	50.80	1887.....	70.00	63.36	29.01	30.84
1888.....	57.21	48.55	42.70	51.45	1888.....	65.27	60.25	34.78	38.75
1889.....	53.96	42.77	40.04	57.23	1889.....	63.46	61.90	36.54	38.10
New Jersey.....	16.04	22.02	88.36	77.98	Pennsylvania.....	26.45	20.08	73.65	70.92
1880.....	25.01	32.21	74.09	67.70	1880.....	35.52	30.24	44.48	40.70
1881.....	21.32	31.80	78.08	68.70	1881.....	31.03	24.67	48.07	55.33
1882.....	20.24	28.03	79.76	71.07	1882.....	32.25	23.63	47.75	50.37
1883.....	18.84	27.20	81.16	72.80	1883.....	30.05	24.36	49.05	55.70
1884.....	17.23	21.92	82.77	78.68	1884.....	27.24	21.72	72.76	78.28
1885.....	10.73	19.05	83.27	80.35	1885.....	25.10	21.86	74.00	78.04
1886.....	15.48	18.45	84.52	81.55	1886.....	24.80	20.26	75.20	79.74
1887.....	13.50	19.13	86.60	80.87	1887.....	20.11	18.08	76.80	81.02
1888.....	12.99	18.46	87.01	81.54	1888.....	21.46	19.20	78.05	80.30
1889.....	12.89	16.74	87.11	83.26	1889.....	19.94	14.04	80.06	85.06
New Mexico.....	35.65	82.85	64.35	17.15	Rhode Island.....	13.02	15.59	86.08	84.41
1880.....	31.02	97.74	68.88	2.20	1880.....	19.00	13.40	81.01	86.00
1881.....	25.78	35.56	74.22	64.44	1881.....	14.01	10.01	85.36	89.00
1882.....	18.76	70.49	81.24	29.51	1882.....	13.07	21.40	86.03	78.00
1883.....	27.03	70.67	72.07	29.39	1883.....	14.01	10.58	85.00	89.42
1884.....	20.56	67.05	70.45	32.05	1884.....	15.15	30.67	81.85	90.33
1885.....	37.25	73.08	62.75	20.02	1885.....	13.14	10.50	86.86	80.41
1886.....	44.04	80.54	55.90	10.46	1886.....	13.82	11.71	86.08	88.29
1887.....	40.72	80.21	59.28	10.70	1887.....	13.26	15.45	86.74	84.55
1888.....	49.35	89.49	58.05	10.51	1888.....	13.46	14.04	86.54	85.06
1889.....	41.60	80.12	58.41	0.88	1889.....	12.12	14.73	87.88	85.27
New York.....	20.21	13.05	73.70	80.05	South Carolina.....	77.73	69.87	22.27	30.18
1880.....	55.91	20.90	61.09	70.10	1880.....	76.92	70.91	23.08	20.09
1881.....	31.29	16.20	68.71	83.80	1881.....	77.72	70.88	22.26	20.12
1882.....	29.88	15.29	70.12	84.71	1882.....	70.05	72.70	20.36	27.24
1883.....	29.87	16.64	70.13	83.36	1883.....	77.03	70.43	23.07	20.67
1884.....	28.10	14.52	71.90	85.48	1884.....	77.71	70.37	22.20	20.03
1885.....	20.00	13.51	73.10	86.40	1885.....	78.55	70.48	21.45	20.52
1886.....	24.64	11.29	75.90	88.71	1886.....	78.30	69.03	21.70	20.07
1887.....	22.20	10.84	77.74	80.06	1887.....	77.62	68.70	22.18	31.30
1888.....	21.32	10.63	78.08	80.37	1888.....	70.27	67.05	23.73	32.95
1889.....	10.46	0.14	80.54	90.86	1889.....	76.67	68.00	23.43	31.10
North Carolina.....	77.56	71.88	22.44	28.12	South Dakota.....	70.92	77.52	20.68	22.48
1880.....	70.60	74.07	20.40	25.03	1880.....	74.63	74.60	25.37	25.81
1881.....	80.73	76.47	19.27	28.58	1881.....	80.03	80.27	19.07	19.73
1882.....	78.21	76.70	21.70	20.24	1882.....	70.43	78.31	23.57	21.09
1883.....	79.64	73.81	20.36	26.10	1883.....	80.20	80.11	19.74	19.89
1884.....	70.99	77.00	20.01	22.84	1884.....	81.80	81.93	15.14	18.07
1885.....	79.02	76.05	20.08	23.35	1885.....	82.70	82.58	17.21	17.42
1886.....	77.88	73.02	22.12	26.08	1886.....	83.60	82.98	10.40	17.02
1887.....	75.70	65.40	24.30	34.00	1887.....	80.50	80.20	19.44	19.80
1888.....	74.70	66.61	25.80	33.49	1888.....	75.88	73.78	24.12	20.22
1889.....	73.10	66.92	26.90	33.08	1889.....	70.10	66.00	29.00	33.40
North Dakota.....	81.79	80.21	18.21	19.79	Tennessee.....	40.57	47.85	50.43	52.15
1880.....	72.02	85.01	27.08	14.09	1880.....	64.57	63.14	35.43	36.86
1881.....	75.00	77.15	24.04	22.85	1881.....	60.02	58.43	30.08	41.67
1882.....	75.70	75.47	24.80	24.59	1882.....	57.40	61.19	42.60	38.81
1883.....	77.98	74.78	22.04	25.23	1883.....	58.02	55.80	41.08	44.20
1884.....	83.10	79.17	16.90	20.83	1884.....	50.20	55.23	43.74	44.77
1885.....	83.44	81.42	16.56	18.58	1885.....	64.78	50.11	45.22	40.89
1886.....	82.96	82.20	17.04	17.80	1886.....	46.72	46.05	58.28	53.05
1887.....	81.54	82.51	15.40	17.49	1887.....	38.72	40.85	61.28	59.15
1888.....	86.14	84.06	13.86	15.04	1888.....	42.04	38.08	57.08	61.03
1889.....	87.78	83.05	12.22	16.05	1889.....	43.48	45.47	60.62	54.63
Ohio.....	40.25	49.13	59.75	50.87	Texas	68.11	73.50	31.80	26.41
1880.....	47.98	57.03	52.02	42.07	1880.....	70.81	73.48	23.10	28.52
1881.....	44.94	55.46	55.06	44.54	1881.....	72.70	70.83	27.30	29.17
1882.....	43.07	55.87	56.93	44.68	1882.....	75.83	80.51	24.17	19.49
1883.....	41.01	51.85	58.00	48.35	1883.....	70.01	80.68	29.06	19.82
1884.....	40.30	49.87	59.64	50.43	1884.....	66.03	77.27	33.07	22.78
1885.....	42.40	50.64	57.60	49.36	1885.....	65.33	76.00	31.07	24.91
1886.....	41.47	48.50	58.53	51.50	1886.....	67.27	73.98	32.73	26.04
1887.....	37.02	43.99	62.98	56.01	1887.....	64.52	70.78	35.48	29.29
1888.....	35.05	44.72	64.95	55.28	1888.....	63.81	70.89	30.10	29.01
1889.....	33.62	39.26	66.88	60.76	1889.....	62.71	67.98	37.20	32.02

REAL ESTATE MORTGAGES.

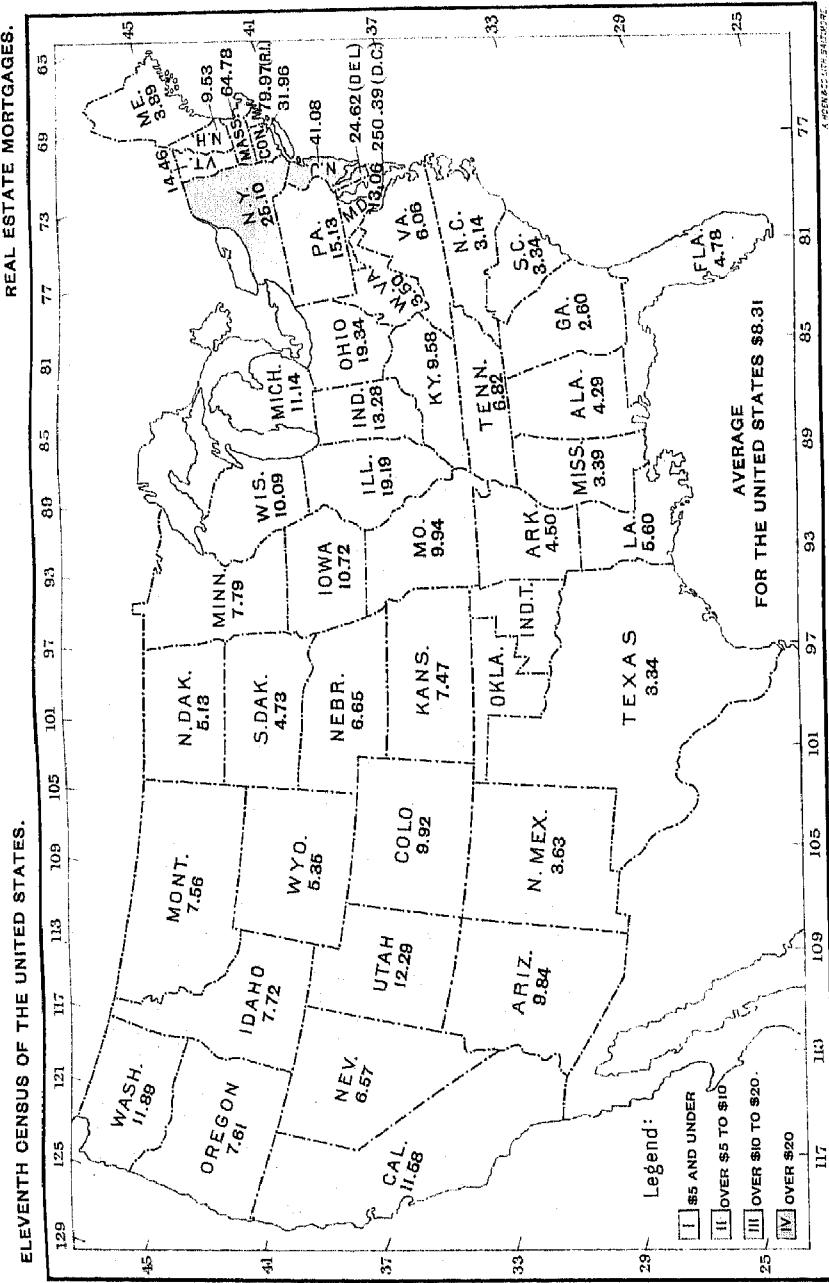
TABLE 54.—PERCENTAGE OF NUMBER AND OF AMOUNT OF REAL ESTATE MORTGAGES MADE, 1880 TO 1889, AND COVERING ACRES OR LOTS, BY YEARS AND BY STATES AND TERRITORIES—Continued.

STATES AND TERRITORIES AND YEARS.	ON ACRES.		ON LOTS.		STATES AND TERRITORIES AND YEARS.	ON ACRES.		ON LOTS.	
	For number.	For amount.	For number.	For amount.		For number.	For amount.	For number.	For amount.
Utah.....	31.03	28.58	68.97	71.42	Washington—Continued.	64.86	50.07	35.14	40.03
1880.....	83.57	44.95	66.43	55.05	1885.....	68.36	66.28	31.04	33.72
1881.....	31.82	29.37	68.38	70.63	1886.....	61.10	62.90	39.00	37.10
1882.....	30.11	23.42	69.39	76.58	1887.....	49.00	47.16	51.00	52.84
1883.....	30.67	32.60	69.33	67.31	1888.....	45.29	42.08	51.71	57.32
1884.....	31.03	32.82	68.31	67.68	1889.....				
1885.....	99.30	87.40	60.70	62.51	West Virginia.....	63.14	60.36	30.80	30.04
1886.....	35.98	33.76	64.02	66.24	1880.....	69.90	71.81	30.10	28.19
1887.....	30.01	25.53	60.09	74.47	1881.....	67.22	72.53	32.78	27.47
1888.....	28.40	26.34	71.51	78.00	1882.....	60.78	75.03	30.23	24.07
1889.....	27.37	24.40	72.63	75.54	1883.....	61.20	74.23	35.71	25.78
Vermont.....	69.59	75.87	80.41	24.63	1884.....	63.55	68.26	36.46	31.74
1880.....	73.69	83.97	28.31	16.63	1885.....	64.43	70.20	35.57	29.71
1881.....	71.83	76.11	28.17	23.89	1886.....	62.40	65.09	37.60	34.91
1882.....	72.26	76.35	27.74	23.65	1887.....	61.97	67.08	38.03	32.02
1883.....	70.44	75.88	29.50	24.12	1888.....	57.89	63.31	42.11	36.69
1884.....	69.77	77.86	31.23	22.16	1889.....	56.53	64.89	43.47	35.11
1885.....	69.77	76.09	30.23	24.01	Wisconsin.....	60.60	61.00	39.40	38.40
1886.....	70.11	72.02	29.80	27.38	1880.....	71.83	70.86	28.17	20.14
1887.....	69.81	70.39	33.19	29.01	1881.....	67.14	67.06	32.86	32.94
1888.....	69.95	71.59	33.05	28.41	1882.....	66.13	69.24	33.87	30.76
1889.....	65.63	72.44	34.37	27.66	1883.....	63.64	67.30	30.36	32.01
Virginia.....	50.12	48.72	40.68	51.28	1884.....	62.01	63.75	37.00	36.25
1880.....	58.63	59.11	41.87	40.80	1885.....	61.54	62.34	38.46	37.06
1881.....	57.72	60.24	42.28	43.70	1886.....	59.83	62.15	40.17	37.85
1882.....	54.56	40.01	45.44	50.36	1887.....	54.34	56.51	46.06	43.40
1883.....	53.92	58.36	40.08	41.64	1888.....	52.80	52.12	47.64	47.68
1884.....	52.30	53.15	47.70	40.85	1889.....	53.21	63.13	46.70	46.87
1885.....	54.10	47.09	45.00	52.01	Wyoming.....	84.18	62.40	65.82	47.54
1886.....	52.76	47.08	47.24	52.02	1880.....	8.54	14.81	91.46	85.19
1887.....	49.10	48.67	50.81	51.33	1881.....	8.96	18.19	91.04	81.81
1888.....	42.02	39.32	57.98	60.68	1882.....	10.04	25.65	89.06	74.35
1889.....	40.23	41.48	59.77	58.52	1883.....	18.30	40.70	80.70	50.30
Washington.....	55.81	51.51	44.60	48.40	1884.....	59.03	78.08	40.07	21.97
1880.....	60.70	56.45	43.90	43.55	1885.....	38.58	50.57	61.42	40.43
1881.....	61.58	71.03	38.42	28.37	1886.....	17.72	40.64	82.28	59.00
1882.....	55.15	65.19	44.86	34.81	1887.....	34.08	41.90	65.92	58.10
1883.....	64.44	66.28	35.50	33.72	1888.....	43.22	56.65	50.78	43.15
1884.....	64.06	60.11	35.94	40.80	1889.....	43.70	55.15	56.80	44.85

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic.....	27.20	17.21	72.80	82.70	North Central—Continued.	50.70	50.29	40.80	40.71
1880.....	85.04	26.08	64.06	73.94	1885.....	57.45	55.52	42.55	44.48
1881.....	52.23	20.84	67.77	70.10	1886.....	50.87	49.44	40.13	50.50
1882.....	31.71	20.12	68.20	70.88	1887.....	51.08	48.92	48.02	51.68
1883.....	30.60	20.54	69.31	79.46	1888.....	49.40	45.15	50.60	54.85
1884.....	28.32	18.60	71.08	81.84					
1885.....	26.00	17.84	73.04	82.16	South Central.....	66.03	65.11	33.07	34.80
1886.....	25.73	16.04	74.27	84.80	1880.....	72.50	65.06	27.50	34.04
1887.....	23.87	14.03	76.18	85.97	1881.....	71.58	67.36	28.44	32.05
1888.....	22.50	13.48	77.50	80.52	1882.....	72.06	72.22	27.04	27.78
1889.....	21.05	12.71	78.95	87.20	1883.....	71.45	72.92	28.55	27.08
South Atlantic.....	58.62	46.91	41.38	53.00	1884.....	68.09	68.27	81.91	81.73
1880.....	60.95	51.57	39.05	48.43	1885.....	68.88	66.70	81.12	83.80
1881.....	61.60	50.54	38.34	49.43	1886.....	66.68	63.82	83.82	86.32
1882.....	61.64	51.18	38.36	48.82	1887.....	62.05	60.09	87.05	89.81
1883.....	61.14	51.90	38.86	48.01	1888.....	62.70	61.08	87.21	88.92
1884.....	61.08	50.10	38.02	40.84	1889.....	61.28	60.24	88.72	80.76
1885.....	61.34	49.20	38.66	50.80	Western.....	48.29	55.05	51.71	44.05
1886.....	60.80	45.02	40.01	54.38	1880.....	48.77	61.98	51.23	38.02
1887.....	59.05	44.42	43.85	55.58	1881.....	50.83	58.92	40.17	41.08
1888.....	54.11	41.48	45.89	58.52	1882.....	49.49	50.00	50.51	40.10
1889.....	63.53	40.71	46.47	59.20	1883.....	52.95	61.68	47.05	38.34
North Central.....	57.35	55.59	42.65	44.48	1884.....	54.89	62.03	45.11	37.07
1880.....	67.47	66.15	32.53	33.85	1885.....	54.29	58.00	45.71	41.01
1881.....	64.07	63.08	35.93	36.02	1886.....	52.52	60.10	47.48	39.90
1882.....	62.16	61.83	37.84	38.17	1887.....	47.52	57.27	52.48	42.73
1883.....	60.60	61.26	39.41	38.74	1888.....	44.07	48.55	55.93	51.45
1884.....	60.27	59.99	39.73	40.01	1889.....	41.73	44.91	58.27	55.09

ELEVENTH CENSUS OF THE UNITED STATES.



AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON EACH ACRE COVERED DURING 1889.

AVERAGE MORTGAGE DEBT PER ACRE.

AVERAGE INCUMBRANCE PLACED ON EACH ACRE.

To throw light upon the value of the average acre mortgaged in the Union, Table 55 has been prepared. For each county the amount of mortgage incumbrance placed on acres during the decade, 1880-1889, and also during the years 1880 and 1889, has been divided by the number of acres so mortgaged. While these averages may be regarded as fairly representative of all of the acres in a majority of the counties, yet they are probably not representative in the case of many counties of small population and containing acre tracts of highly variable values per acre. In such counties enough mortgages may not have been made in 1889 to give a representative average, or only the more valuable acres may have been incumbered, or the contrary.

The interest in this table will be almost entirely confined to the counties where the conditions supply representative averages; for these are the counties of sufficient population, and of sufficient acreage valuable enough to be mortgaged, to make the averages probably representative.

During the decade the average amount of incumbrance placed on a mortgaged acre in the United States was \$7.88; in 1880, it was \$8.04; in 1889, \$8.31. By geographical divisions the averages are these: North Atlantic, the decade, \$17.45; in 1880, \$16.05; in 1889, \$18.84. South Atlantic, the decade, \$4.26; in 1880, \$4.50; in 1889, \$4.12. North Central, the decade, \$9.22; in 1880, \$8.54; in 1889, \$9.96. South Central, the decade, \$3.87; in 1880, \$4.07; in 1889, \$4.40. Western, the decade, \$7.91; in 1880, \$6.59; in 1889, \$9.65.

REPRESENTATIVENESS OF THE AVERAGES.—If there are extreme variations in the ratio that the incumbrance on mortgaged acres bears to their value in the various parts of the country, these average amounts of incumbrance placed on an acre would lose much of their significance; but upon referring to Table 46 it will be noticed that the percentages for the states for which they can be given do not vary much, and the uniformity of these percentages in the case of mortgaged farms is one of the striking features of the report on "Farms and Homes: Proprietorship and Indebtedness". Therefore, it is an inference from Table 55 that the cheaper mortgageable acres are in the south; the more valuable ones in the east.

GEOGRAPHICAL DISTRIBUTION SHOWN BY MAPS.—A series of state maps is presented with county names and outlines and with the average amount of mortgage debt placed on an acre during the year 1889 printed upon each county. By reference to the maps the variations in the average amounts among the counties will often become intelligible, and the geographical distribution of the averages will become more clearly fixed in mind. In combination with these averages the average value of a farm acre in each county is presented. These average values have been computed from the census returns of acreage and farm values made by the farmers of the United States in 1890.

It should be remembered that the mortgaged acres embraced in this report include a considerable portion of acre tracts that are not farms, in some states a large portion; consequently, as well as for the reason that only the more highly valuable acres may have been mortgaged, it may be that an average incumbrance has been placed on an acre in a county in 1889 which is greater than the average value of a farm acre; but the two series of averages will present valuable information in regard to the values of acre tracts throughout the counties of the United States, notwithstanding some shortcomings in the average amount of incumbrance placed on an acre in the more insignificant counties.

TABLE 55.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	Average for 10 years, 1880-1889.	1880	1889	STATES AND TERRITORIES.	Average for 10 years, 1880-1889.	1880	1889
The United States.....	\$7.88	\$8.04	\$8.31	New Hampshire.....	\$0.79	\$11.00	\$9.53
Alabama.....	3.98	2.47	4.20	New Jersey.....	38.03	35.01	41.08
Arizona.....	10.66	42.50	9.84	New Mexico.....	2.40	3.05	3.03
Arkansas.....	4.17	3.79	4.50	New York.....	22.00	20.80	25.10
California.....	9.84	7.92	11.58	North Carolina.....	3.02	3.51	3.14
Colorado.....	10.53	18.77	9.92	North Dakota.....	4.73	3.12	5.13
Connecticut.....	32.21	30.88	31.96	Ohio.....	21.18	20.33	19.34
Delaware.....	21.05	10.61	24.02	Oregon.....	6.11	3.87	7.01
District of Columbia.....	182.82	68.17	250.39	Pennsylvania.....	15.22	15.23	15.13
Florida.....	3.50	3.21	4.78	Rhode Island.....	69.37	28.29	79.97
Georgia.....	2.32	2.36	2.60	South Carolina.....	3.13	3.01	3.34
Idaho.....	9.11	12.15	7.72	South Dakota.....	3.68	2.43	4.73
Illinois.....	16.68	14.01	19.19	Tennessee.....	0.04	5.54	6.82
Indiana.....	13.74	10.35	13.28	Texas.....	2.53	2.26	3.34
Iowa.....	9.82	8.23	10.72	Utah.....	4.30	21.78	12.20
Kansas.....	0.13	4.24	7.47	Vermont.....	13.01	15.00	14.40
Kentucky.....	9.64	9.70	9.58	Virginia.....	5.97	5.22	6.00
Louisiana.....	6.19	0.84	5.60	Washington.....	7.38	4.50	11.89
Maine.....	3.71	2.71	3.89	West Virginia.....	5.22	6.23	3.50
Maryland.....	14.53	12.63	13.06	Wisconsin.....	8.01	7.73	10.09
Massachusetts.....	50.31	37.77	64.78	Wyoming.....	2.60	3.00	5.35
Michigan.....	11.14	10.54	11.14				
Minnesota.....	7.04	5.08	7.70				
Mississippi.....	3.04	3.61	3.93				
Missouri.....	9.16	6.01	9.94				
Montana.....	10.12	0.28	7.56				
Nebraska.....	5.87	4.56	6.65				
Nevada.....	7.02	8.99	6.57				
RECAPITULATION BY GEOGRAPHICAL DIVISIONS.							
				North Atlantic.....	17.45	16.05	18.84
				South Atlantic.....	4.26	4.50	4.12
				North Central.....	0.22	8.54	9.00
				South Central.....	3.87	4.07	4.40
				Western.....	7.01	6.69	9.65

REAL ESTATE MORTGAGES.

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES.

ALABAMA.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
The State	\$3.98	\$2.47	\$4.20	Hale	\$3.43	\$3.43	\$3.46
Antango	2.01	1.42	1.48	Henry	2.16	1.86	2.01
Baldwin	0.84	1.03	1.03	Jackson	4.37	0.00	4.19
Barbour	2.79	2.02	2.40	Jefferson	28.44	5.68	16.53
Bibb	12.90	1.87	14.88	Lamar	1.70	1.85	1.09
Blount	9.90	1.85	5.24	Lauderdale	4.57	2.52	14.70
Bullock	3.43	3.24	2.00	Lawrence	2.85	2.63	2.93
Butler	2.56	1.98	3.01	Lee	2.11	2.04	2.92
Calhoun	9.68	4.08	54.20	Limestone	3.98	5.22	4.12
Chambers	3.11	1.87	3.35	Lowndes	2.94	2.52	3.31
Cherokee	3.70	3.51	3.25	Macon	2.44	3.33	2.77
Chilton	3.38	2.04	2.87	Madison	4.44	4.23	4.93
Choctaw	1.75	1.35	1.76	Marengo	3.33	3.60	3.05
Clarke	2.33	1.05	1.89	Marion	1.44	0.90	1.00
Clay	2.08	1.76	2.17	Marshall	5.17	2.14	3.59
Cleburne	2.82	2.82	2.00	Mobile	8.77	8.01	5.09
Coffee	1.90	1.80	2.04	Monroe	1.97	1.89	2.05
Colbert	11.20	4.52	6.55	Montgomery	8.81	4.10	5.35
Conecuh	1.50	2.06	1.80	Morgan	10.13	3.44	81.30
Coosa	2.13	2.11	1.01	Perry	2.84	2.24	2.86
Covington	0.66	0.90	0.67	Pickens	1.70	1.78	1.88
Crenshaw	2.90	2.01	2.29	Pike	3.20	2.83	3.68
Cullman	1.67	1.04	1.79	Randolph	2.32	1.37	2.41
Dale	1.97	1.64	2.21	Russell	2.83	2.17	2.70
Dallas	2.05	2.40	2.83	St. Clair	6.48	2.25	8.07
Dekalb	4.97	2.10	13.57	Shelby	5.37	2.53	10.20
Elmore	2.23	1.53	2.81	Sumter	2.81	2.41	2.04
Escambia	2.17	1.33	2.07	Talladega	4.08	5.60	5.14
Etowah	7.58	3.98	16.50	Tallapoosa	2.39	1.58	2.46
Fayette	2.47	1.60	2.08	Tuscaloosa	4.30	2.03	2.71
Franklin	7.49	1.96	2.70	Walker	7.37	0.88	3.13
Geneva	1.89	1.08	2.23	Washington	2.28	0.82	3.12
Greene	2.64	2.10	2.04	Wilcox	2.06	2.78	3.05
				Winston	1.37	0.93	1.16

^a 1885.

ARIZONA.

The Territory	10.60	42.50	9.84	Maricopa	15.04	155.14	15.00
Apache	3.97	3.58	1.10	Mohave	01.01	30.00	42.46
Cochise	38.20	13.47	18.55	Pima	8.04	7.82	5.70
Gila	201.40	1,180.21	as 77	Pinal	40.00	23.01	0.74
Graham	158.81	21.43	15.72	Yavapai	4.27	45.07	7.43
				Yuma	25.00	384.60	9.26

^a 1888.

ARKANSAS.

The State	4.17	3.70	4.50	Garland	5.40	5.45	4.72
Arkansas	3.90	2.21	3.10	Grant	1.76	1.43	2.37
Ashley	3.08	2.75	2.80	Greene	2.70	9.61	3.44
Baxter (a)				Hempstead	4.26	2.80	4.46
Benton	4.83	3.87	4.53	Hot Spring	4.19	3.46	5.53
Boone	3.54	3.81	4.65	Howard	8.62	3.28	4.11
Bradley	2.83	1.74	2.37	Independence	3.95	5.14	4.21
Calhoun	2.33	2.80	1.46	Izard	2.23	60.49	1.60
Carroll	3.82	4.20	3.81	Jackson	3.36	3.96	3.29
Chicot	3.80	0.71	3.59	Jefferson	7.58	5.35	9.32
Clark	3.30	3.86	2.93	Johnson	4.40	3.72	5.02
Clay	3.63	3.45	4.04	Lafayette	3.84	2.00	6.22
Cleburne	2.87	3.22	2.00	Lawrence	3.43	3.04	4.23
Cleveland	1.81	1.68	2.49	Lee	4.95	5.08	4.19
Columbia	2.55	2.31	1.84	Lincoln	4.61	4.04	4.13
Couway	5.00	4.48	6.86	Little River	3.32	4.06	2.20
Craighead	2.95	2.04	3.05	Logan	5.05	2.94	4.44
Crawford	5.13	4.35	5.55	Lyon	3.80	3.00	4.77
Crittenden	7.31	6.40	6.22	Madison	2.70	3.31	2.34
Cross	2.48	2.36	2.62	Marion	5.81	55.20	7.53
Dallas	1.73	1.80	1.07	Miller	2.37	3.40	2.96
Desho	5.91	5.70	5.65	Mississippi	4.26	2.08	5.02
Drew	1.94	1.38	2.15	Monroe	3.98	2.13	0.17
Faulkner	3.16	3.28	3.33	Montgomery	3.07	5.20	3.74
Franklin	4.16	3.21	4.05	Nevada	3.26	2.41	2.83
Fulton	3.07	2.80	2.34	Newton	4.58	6.23	8.80
				Ouachita	3.07	2.51	6.72

^a Records burned in March, 1800.^b 1883.^c 1881.

MORTGAGES IN RELATION TO REAL ESTATE VALUE AND AREA.

135

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

ARKANSAS—Continued.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
Perry.....	\$3.22	\$3.70	\$0.20	Searcy.....	\$4.71	\$1.83	\$4.01
Phillips.....	5.38	9.04	4.09	Sebastian.....	11.45	2.74	12.13
Pike.....	3.37	2.44	2.31	Sherman.....	2.85	4.07	2.18
Poinsett.....	2.29	3.24	3.11	Sharp.....	1.06	1.34	3.15
Polk.....	2.78	3.21	2.03	Stone.....	3.08	13.50	3.67
Pope.....	4.80	3.26	5.11	Union.....	2.10	2.18	1.04
Prairie.....	3.77	3.86	3.27	Van Buren.....	2.90	2.48	2.05
Pulaski.....	8.83	5.18	9.62	Washington.....	5.46	4.98	4.88
Randolph.....	3.83	3.01	6.04	White.....	3.06	3.30	3.74
St. Francis.....	4.78	8.01	4.25	Woodruff.....	4.28	3.94	4.00
Saline.....	3.23	3.54	3.52	Yell.....	4.03	4.86	4.88
Scott.....	2.80	8.32	2.50				

a 1884.

CALIFORNIA.

The State	9.84	7.92	11.58	Placer.....	8.01	5.06	9.01
Alameda.....	32.05	31.08	40.00	Plumas.....	7.11	7.00	5.13
Alpine.....	5.67	8.04	10.51	Sacramento.....	13.00	10.89	10.15
Amador.....	5.75	5.01	6.11	San Benito.....	6.72	6.45	8.62
Butte.....	10.52	9.07	9.23	San Bernardino.....	20.57	20.00	31.21
Calaveras.....	5.57	5.79	4.18	San Diego.....	7.47	1.00	8.36
Colusa.....	10.70	18.30	10.77	San Francisco.....	137.47	1.00	56.62
Contra Costa.....	15.25	9.80	29.08	San Joaquin.....	16.13	10.78	18.40
Del Norte.....	6.34	5.87	8.34	San Luis Obispo.....	5.30	3.68	0.37
Eldorado.....	4.72	5.22	4.80	San Mateo.....	18.70	15.47	17.32
Fresno.....	8.53	3.11	13.00	Santa Barbara.....	5.04	3.92	4.23
Humboldt.....	5.40	3.50	4.07	Santa Clara.....	28.30	10.41	42.37
Inyo.....	4.79	4.86	4.32	Santa Cruz.....	16.13	15.80	23.40
Kern.....	2.49	5.38	4.76	Shasta.....	4.00	4.57	5.14
Lake.....	6.73	7.02	6.06	Sierra.....	0.80	0.04	8.44
Lassen.....	8.17	4.23	3.25	Siskiyou.....	7.23	8.20	7.23
Los Angeles.....	21.30	4.00	20.81	Solano.....	18.11	11.11	20.45
Marin.....	17.44	12.39	12.88	Sonoma.....	18.07	10.20	17.05
Marysville.....	3.85	16.80	3.51	Stanislaus.....	8.47	0.30	10.63
Mendocino.....	5.83	5.40	5.48	Sutter.....	11.80	9.40	15.58
Merced.....	6.81	5.87	12.13	Tehama.....	4.24	3.61	6.74
Modoc.....	4.04	3.64	4.07	Trinity.....	6.52	8.24	8.92
Mono.....	7.46	3.44	1.48	Tulare.....	6.23	5.47	8.06
Monterey.....	5.27	5.40	5.89	Tuolumne.....	3.40	3.55	3.43
Napa.....	17.42	14.76	18.04	Ventura.....	7.02	2.04	6.66
Nevada.....	5.24	8.38	3.59	Yolo.....	14.57	12.60	11.87
Orange.....	28.55	17.58	43.01	Yuba.....	6.40	4.32	7.77

COLORADO.

The State	10.53	18.77	9.02	Lake.....	55.27	201.02	96.03
Arapahoe.....	17.10	17.00	16.67	La Plata.....	7.77	10.50	6.03
Archuleta.....	7.52	6.00	3.85	Larimer.....	7.80	8.72	8.01
Baca.....	2.90	11.14	8.16	Las Animas.....	10.10	9.93	9.35
Bent.....	5.70	80.87	8.27	Lincoln.....	3.83	3.37	1.50
Boulder.....	11.12	8.18	11.78	Logan.....	3.74	7.75	3.92
Chaffee.....	23.70	80.98	10.01	Mesa.....	0.18	d33.15	10.00
Cheyenne.....	6.43	d3.52	8.70	Montezuma.....	4.87	d11.88	8.12
Clear Creek.....	945.00	552.02	60.88	Montrose.....	10.35	d231.94	9.72
Conejos.....	3.70	c0.94	5.07	Morgan.....	8.78	4.42	6.55
Costilla.....	4.42	c1.72	4.68	Otero.....	5.98	f10.23	5.50
Custer.....	41.73	68.11	7.29	Ouray.....	87.92	40.61	54.87
Delta.....	4.89	d15.63	6.70	Park.....	41.81	15.40	4.33
Dolores.....	114.38	c112.24	27.22	Phillips.....	2.01	3.13	2.70
Douglas.....	4.81	8.86	7.92	Pitkin.....	37.65	c34.20	102.93
Eagle.....	45.12	20.98	6.89	Prowers.....	5.19	c2.42	7.34
Elbert.....	8.67	65.17	2.81	Pueblo.....	7.08	4.71	10.50
El Paso.....	6.92	4.17	7.15	Rio Blanco.....	4.20	f6.34	4.30
Fremont.....	10.07	11.00	7.82	Rio Grande.....	0.43	3.93	10.37
Garfield.....	33.95	d3.13	51.01	Routt.....	6.04	54.20	5.20
Gilpin.....	173.70	1,161.15	66.65	Saguache.....	5.24	6.16	4.71
Grand.....	7.78	8.25	4.88	San Juan.....	280.02	148.21	351.20
Gunison.....	13.09	17.39	13.83	San Miguel.....	86.20	d109.50	18.05
Hinsdale.....	319.86	85.19	157.40	Sedgwick.....	4.52	d2.50	6.03
Huerfano.....	5.70	1.61	4.73	Summit.....	147.13	305.80	68.30
Jefferson.....	15.53	10.68	27.07	Washington.....	2.54	c4.22	2.44
Kiowa.....	2.25	c4.37	2.37	Weld.....	7.02	8.80	12.58
Kit Carson.....	2.08	c2.01	2.23	Yuma.....	2.40	g2.60	2.61

*

a 1885.

b 1882.

c 1881.

d 1883.

e 1887.

f 1886.

g 1884.

REAL ESTATE MORTGAGES.

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

CONNECTICUT.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
The State.....	\$32.21	\$30.88	\$31.06	Middlesex	\$31.29	\$40.47	\$22.40
Fairfield.....	73.58	57.70	88.22	New Haven	38.46	26.34	31.85
Hartford.....	62.75	56.44	37.90	New London	14.04	12.21	13.30
Litchfield.....	18.49	22.02	16.35	Tolland	14.71	15.03	14.72
				Windham	19.87	10.01	28.03

DELAWARE.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
The State.....	\$21.05	\$16.61	\$24.62
Kent.....	17.07	11.88	31.02
Newcastle.....	32.42	27.01	26.60
Sussex.....	10.39	7.00	10.04

DISTRICT OF COLUMBIA.

The District.....	182.82	66.17	250.30
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FLORIDA.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
The State.....	\$3.50	\$3.21	\$4.78	Lee.....	\$3.44	\$6.13	\$0.47
Alachua.....	4.97	4.57	3.12	Leon.....	1.57	1.00	2.95
Baker.....	0.82	a0.98	0.86	Levy.....	1.19	3.17	2.15
Bradford.....	1.60	1.91	2.40	Liberty.....	1.17	0.87	0.32
Brevard.....	8.98	17.73	5.95	Madison.....	2.03	1.88	2.30
Calhoun.....	0.57	b0.55	3.54	Manatee.....	0.06	17.18	8.10
Clarus.....	3.83	c3.56	5.11	Marion.....	7.27	5.02	9.75
Clay.....	2.79	3.81	1.78	Monroe.....	1.94	c2.17	150.00
Columbia.....	1.29	1.57	1.77	Nassau.....	0.87	0.57	1.01
Dade.....	1.63	a35.00	12.98	Orange.....	10.77	11.35	10.70
Do Soto.....	1.96	c1.92	15.18	Osceola.....	5.45	\$10.00	5.45
Duval.....	6.26	11.02	6.84	Pasco.....	6.70	0.48	8.23
Escambia.....	2.35	0.50	5.82	Polk.....	6.89	c3.30	14.92
Franklin.....	1.25	c2.75	0.83	Putnam.....	12.47	17.47	20.83
Gadsden.....	2.01	2.28	2.06	St. John.....	4.59	10.53	5.87
Hamilton.....	1.12	1.34	1.01	Santa Rosa.....	2.13	4.11	6.01
Hernando.....	5.00	0.39	7.74	Sunter.....	6.08	3.12	0.61
Hillsboro.....	4.74	3.70	13.11	Suwannee.....	2.03	1.63	2.06
Holmes.....	0.65	d1.72	1.45	Taylor.....	0.57	0.87	0.07
Jackson.....	2.36	1.89	1.55	Volusia.....	10.71	5.14	10.00
Jefferson.....	1.66	1.56	8.04	Wakulla.....	1.10	2.50	2.10
Lafayette.....	0.61	a3.00	1.04	Walton.....	1.27	b0.55	1.33
Lake.....	12.12	8.84	9.00	Washington.....	1.00	3.20	2.61

a1882.

b1883.

c1881.

d1886.

e1888.

GEORGIA.

The State.....	2.32	2.36	2.60	Chattahoochee.....	1.89	0.95	1.16
Appling.....	1.04	0.47	0.41	Chattooga.....	4.51	5.26	1.83
Baker.....	1.89	1.14	1.11	Cherokee.....	23.19	0.45	42.25
Baldwin.....	2.50	2.05	2.63	Clarke.....	8.43	6.88	0.19
Banks.....	1.63	2.70	1.90	Clay.....	2.03	1.45	1.08
Bartow.....	5.09	2.68	4.88	Clayton.....	4.01	3.06	6.07
Berrien.....	2.10	1.54	2.11	Clinch.....	0.83	0.58	2.19
Bibb.....	4.41	1.65	5.05	Cobb.....	4.32	2.94	6.43
Brooks.....	1.65	1.40	1.96	Coffee.....	1.64	1.62	1.21
Bryan.....	1.45	5.75	0.96	Colquitt.....	0.70	0.89	1.23
Bulloch.....	1.29	1.50	1.90	Columbia.....	2.04	2.82	2.21
Burke.....	2.51	1.80	2.93	Coweta.....	3.85	2.22	3.18
Rutts.....	2.76	2.15	3.50	Crawford.....	2.05	1.01	2.00
Catoosa.....	1.95	1.48	2.62	Dade.....	4.44	3.81	4.20
Canterbury.....	1.63	1.03	2.79	Dawson.....	3.60	2.19	2.16
Campbell.....	2.50	2.06	3.47	Decatur.....	1.03	1.27	1.26
Carroll.....	2.97	3.31	3.49	Dekalb.....	5.51	1.87	10.86
Catoosa.....	3.70	4.04	3.08	Dodge.....	2.10	1.94	1.80
Charlton.....	0.80	a0.03	1.60	Dooly.....	1.86	2.03	1.95
Chatham.....	9.84	7.64	15.08	Dougherty.....	2.18	3.00	1.88
				Douglas.....	2.53	0.55	3.35

a1882.

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

GEORGIA—Continued.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
Early.....	\$1.49	\$1.46	\$1.65	Morgan.....	\$2.77	\$3.03	\$3.30
Echols.....	0.58	0.51	0.54	Murray.....	2.43	2.65	1.39
Edgingham.....	2.01	0.84	1.64	Muscogee.....	7.38	2.90	8.44
Elbert.....	2.20	1.18	1.40	Newton.....	3.13	2.19	2.61
Emmanuel.....	1.10	1.31	1.40	Oconee.....	2.31	2.70	2.43
Fannin.....	0.05	2.30	1.00	Oglethorpe.....	3.05	1.47	4.40
Fayette.....	2.85	2.08	4.00	Paulding.....	2.73	1.55	2.26
Floyd.....	4.25	4.12	6.57	Pickens.....	23.27	0.56	3.73
Forsyth.....	2.44	2.12	2.98	Pierce.....	0.93	0.60	0.51
Franklin.....	2.40	2.07	1.89	Polk.....	2.73	1.60	2.81
Fulton.....	25.86	103.18	0.00	Pulaski.....	4.13	1.96	5.18
Gilmer.....	0.67	0.29	0.44	Putnam.....	2.55	1.66	2.18
Glascock.....	1.00	0.33	2.12	Quitman.....	2.94	2.33	1.61
Glynn.....	5.28	6.68	4.80	Rabun.....	1.85	0.75	2.48
Gordon.....	4.40	4.75	5.32	Randolph.....	3.43	4.28	0.06
Greene.....	2.22	2.14	1.52	Richmond.....	1.70	1.40	2.34
Gwinnett.....	3.37	2.05	4.37	Rockdale.....	11.23	3.78	7.05
Habersham.....	8.18	0.75	1.76	Schley.....	2.55	1.84	3.22
Hall.....	2.78	11.81	2.98	Screven.....	2.42	2.88	3.01
Hancock.....	2.43	1.50	2.13	Spalding.....	1.78	1.08	1.00
Harris.....	3.27	2.28	2.87	Stewart.....	4.16	2.04	4.87
Harris.....	2.73	2.00	2.51	Sumter.....	1.97	1.54	2.00
Hart.....	8.09	8.80	1.80	Talbot.....	2.07	2.32	3.28
Heard.....	2.08	0.78	2.84	Taliaferro.....	2.46	4.71	3.10
Henry.....	3.96	2.09	4.22	Tattnall.....	2.29	2.10	2.55
Houston.....	2.70	2.05	3.28	Taylor.....	0.83	0.83	0.04
Irwin.....	0.73	0.75	0.79	Telfair.....	2.28	1.42	0.01
Jackson.....	2.03	2.64	4.15	Terrell.....	0.05	1.38	1.13
Jasper.....	2.05	0.93	1.84	Thomas.....	2.17	1.73	2.84
Jefferson.....	2.53	1.76	3.14	Towns.....	2.13	1.19	3.40
Johnson.....	1.70	1.94	2.20	Troup.....	2.74	a0.56	2.01
Jones.....	2.01	1.81	1.98	Twiggs.....	3.10	3.31	4.26
Laurens.....	1.65	0.96	1.79	Union.....	1.23	1.00	1.17
Lee.....	1.80	1.54	1.98	Upson.....	1.00	a0.19	1.30
Liberty.....	1.55	1.08	1.74	Walkerton.....	2.35	2.62	1.74
Lincoln.....	2.00	8.24	2.57	Walton.....	5.08	16.00	4.55
Lowndes.....	1.42	1.37	2.21	Ware.....	2.56	1.31	4.01
Lumpkin.....	11.21	2.21	1.40	Warren.....	1.52	0.26	2.38
McDuffie.....	2.82	3.31	9.23	Washington.....	5.33	4.27	2.60
McIntosh.....	3.49	5.18	2.17	Wayne.....	2.32	2.32	3.00
Macon.....	2.51	1.51	3.61	Webster.....	0.02	1.43	1.71
Madison.....	1.69	3.08	2.26	White.....	2.56	1.91	2.41
Marion.....	1.54	1.01	2.45	Whitfield.....	2.40	3.40	1.57
Meriwether.....	2.46	2.35	3.70	Wilcox.....	3.72	1.84	2.87
Miller.....	0.87	0.85	1.18	Wilkes.....	1.06	0.74	1.05
Milton.....	3.85	8.49	2.34	Wilkinson.....	2.35	1.46	6.14
Mitchell.....	1.55	2.24	1.60	Worth.....	1.97	1.69	2.63
Monroe.....	2.88	1.72	2.98		1.87	2.01	1.86
Montgomery.....	1.74	0.73	0.80				

a 1882.

IDAHO.

The State (a).....	0.11	12.15	7.72	Idaho.....	4.20	1.25	5.03
Ada.....	0.28	6.90	7.01	Kootenai.....	8.08	a21.19	5.08
Alturas.....	25.50	7.07	5.35	Latah.....	5.18	3.45	5.70
Boise Lake.....	3.75	80.26	3.97	Leigh.....	18.60	52.20	7.83
Bingham.....	5.78	20.00	4.53	Logan.....	10.64	a12.02	4.13
Boise.....	11.61	7.76	7.00	Noz Perces.....	5.10	3.72	6.07
Cassia.....	5.80	5.71	4.81	Oneida.....	7.72	22.22	7.26
Custer.....	28.81	60.02	4.72	Owyhee.....	78.11	a2.45	87.67
Elmore.....	27.43	5.60	27.54	Shoshone.....	48.49	10.71	55.52

a Admitted as a state July 3, 1890.

b 1889.

c 1882.

d 1881.

ILLINOIS.

The State	16.08	14.01	10.10	Coles	15.17	14.19	10.54
Adams.....	15.00	15.18	15.12	Cook.....	143.54	75.78	207.40
Alexander.....	7.12	6.54	10.51	Crawford.....	8.24	8.78	8.34
Bond.....	11.73	13.35	10.41	Cumberland.....	8.78	6.57	7.88
Boone.....	21.20	17.60	21.07	Dekalb.....	23.09	18.04	24.27
Brown.....	0.36	0.38	0.36	Dewitt.....	16.65	14.00	17.04
Bureau.....	21.74	18.05	31.58	Douglas.....	16.36	12.77	17.60
Cathourn.....	0.54	6.13	4.81	Dupage.....	84.52	31.94	85.60
Carroll.....	19.04	14.55	10.25	Edgar.....	16.23	14.80	16.24
Cass.....	14.33	12.16	14.25	Edwards.....	9.25	8.81	8.50
Champaign.....	16.43	13.04	20.51	Effingham.....	7.60	7.94	7.25
Christian.....	16.07	15.42	18.31	Fayette.....	7.81	8.24	7.16
Clark.....	8.35	7.01	8.03	Ford.....	14.97	12.82	10.36
Clay.....	0.76	5.48	7.55	Franklin.....	5.01	5.74	4.36
Clinton.....	12.16	12.72	11.01	Fulton.....	14.07	12.18	16.31
				Gallatin.....	7.70	7.88	7.42

REAL ESTATE MORTGAGES.

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

ILLINOIS—Continued.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
Greene.....	\$15.47	\$16.92	\$18.97	Monroe.....	\$12.63	\$14.38	\$11.39
Grundy.....	20.63	18.94	20.70	Montgomery.....	14.23	15.02	14.54
Hamilton.....	4.61	5.93	4.25	Morgan.....	23.36	21.04	20.82
Hancock.....	14.35	13.00	15.12	Moultrie.....	13.90	14.45	14.41
Hardin.....	3.17	3.40	2.63	Ogle.....	22.76	21.33	20.23
Henderson.....	10.11	13.96	17.10	Peoria.....	10.62	16.32	20.98
Henry.....	20.05	19.80	19.38	Perry.....	7.28	7.25	6.29
Iroquois.....	14.28	12.79	10.07	Piatt.....	10.72	14.03	20.56
Jackson.....	7.15	6.70	7.85	Pike.....	12.24	12.89	12.28
Jasper.....	6.46	6.41	6.06	Pope.....	3.53	3.20	2.88
Jefferson.....	0.41	7.30	5.71	Pulaski.....	0.22	4.05	7.32
Jersey.....	15.34	15.09	15.20	Putnam.....	17.71	13.60	22.25
Jo Daviess.....	10.15	13.77	17.44	Randolph.....	11.78	11.88	11.69
Johnson.....	3.85	3.00	4.13	Richland.....	7.44	7.12	7.55
Kane.....	24.54	23.20	27.89	Roch Island.....	17.44	17.16	20.23
Kankakee.....	15.10	12.78	18.38	St. Clair.....	30.85	27.40	35.36
Kendall.....	24.70	21.30	23.22	Saline.....	5.28	5.46	4.73
Knox.....	18.09	17.70	18.61	Sangamon.....	21.05	19.81	21.53
Lake.....	22.03	17.30	27.83	Schuyler.....	9.90	7.93	11.60
Lasalle.....	22.06	19.59	22.40	Scott.....	14.54	14.15	13.45
Lawrence.....	8.28	8.14	8.72	Shelby.....	11.22	10.23	11.40
Lee.....	19.05	17.98	18.27	Stark.....	20.41	17.40	18.31
Livingston.....	16.47	14.22	10.33	Stephenson.....	24.55	19.27	28.07
Logan.....	19.38	16.20	20.28	Tazewell.....	22.52	18.43	29.50
McDonough.....	15.50	15.09	15.23	Union.....	7.44	6.80	8.29
McHenry.....	10.53	10.65	22.00	Vermilion.....	15.30	13.31	17.00
McLean.....	18.81	15.21	21.08	Wabash.....	8.98	9.38	9.02
Macon.....	10.04	10.52	10.51	Warren.....	12.03	20.52	21.00
Maconcupin.....	17.11	15.68	16.44	Washington.....	12.99	12.40	9.85
Madison.....	10.98	20.06	20.47	Wayne.....	5.81	8.55	6.03
Marion.....	8.08	6.00	7.05	White.....	7.07	7.67	7.01
Marshall.....	17.23	17.40	17.55	Whiteside.....	17.35	14.26	17.50
Mason.....	12.16	12.31	12.76	Will.....	23.57	19.68	29.03
Massac.....	6.37	6.86	7.74	Williamson.....	6.67	4.76	0.17
Menard.....	18.26	15.17	17.13	Winnebago.....	25.80	20.02	24.13
Mercer.....	18.03	10.33	10.43	Woodford.....	10.63	16.32	10.27

INDIANA.

The State.....	13.74	13.35	13.28	Laporte.....	10.02	15.60	15.58
Adams.....	12.39	10.00	13.44	Lawrence.....	8.58	7.08	7.78
Allen.....	14.11	13.68	14.88	Madison.....	14.08	12.93	10.54
Birtholomew.....	14.08	14.84	15.85	Marion.....	36.15	31.22	35.37
Benton.....	14.42	11.77	10.17	Marshall.....	12.70	12.82	12.82
Blackford.....	10.48	7.13	11.39	Martin.....	5.19	4.99	5.24
Boone.....	14.64	12.38	15.50	Miami.....	17.83	16.73	15.70
Brown.....	4.23	4.37	3.69	Monroe.....	6.85	6.63	6.63
Carroll.....	14.41	11.93	12.70	Montgomery.....	15.40	15.01	14.20
Cass.....	13.61	11.60	14.92	Morgan.....	12.36	14.34	10.87
Clark.....	15.07	26.02	10.03	Newton.....	10.04	8.81	9.82
Clay.....	12.06	11.34	11.60	Nobles.....	17.52	17.00	17.10
Clinton.....	15.12	15.03	15.60	Ohio.....	10.34	10.61	15.06
Crawford.....	3.68	2.95	3.03	Orange.....	7.00	6.28	9.30
Davies.....	9.10	12.02	9.88	Owen.....	8.93	12.06	8.36
Dearborn.....	18.70	12.84	14.19	Parke.....	12.98	13.33	12.41
Decatur.....	10.55	10.70	15.31	Perry.....	4.36	8.78	4.73
DeKalb.....	17.28	14.08	18.00	Pike.....	7.80	6.21	7.44
Delaware.....	10.15	18.55	23.03	Porter.....	14.16	14.20	12.90
Dubois.....	6.85	4.71	5.97	Posey.....	14.07	14.66	14.01
Elkhart.....	10.67	21.64	18.10	Pulaski.....	0.94	6.57	7.34
Fayette.....	17.91	17.79	15.53	Putnam.....	13.60	14.08	11.55
Floyd.....	12.09	11.22	9.23	Randolph.....	15.91	16.87	14.97
Fountain.....	15.08	14.25	15.03	Ripley.....	8.10	8.41	7.97
Franklin.....	12.05	12.28	11.53	Rush.....	23.62	20.50	21.69
Fulton.....	10.97	10.13	11.45	St. Joseph.....	17.30	16.43	17.78
Gibson.....	11.70	11.55	12.20	Scott.....	5.76	4.91	5.37
Grant.....	15.97	13.70	15.70	Shelby.....	17.76	18.02	17.78
Greene.....	7.71	8.06	8.06	Spencer.....	7.18	7.60	7.04
Hamilton.....	15.81	14.06	18.64	Starke.....	6.57	4.81	5.42
Hancock.....	17.18	15.14	19.00	Stevens.....	15.94	16.60	17.07
Harrison.....	6.18	5.73	5.71	Sullivan.....	10.07	12.80	10.26
Hendricks.....	17.33	18.87	16.82	Switzerland.....	11.15	10.61	8.88
Henry.....	19.40	19.92	19.87	Tippoo.....	16.00	16.03	17.79
Howard.....	16.62	14.15	17.43	Tipton.....	13.16	10.21	15.05
Huntington.....	15.09	15.08	15.83	Union.....	22.11	20.43	18.33
Jackson.....	9.19	8.00	8.15	Vanderburg.....	25.00	21.87	23.31
Jasper.....	7.25	8.16	6.56	Vernilion.....	12.70	12.17	12.43
Jay.....	18.80	10.89	13.73	Vigo.....	15.24	16.44	13.83
Jefferson.....	7.09	8.17	8.02	Wabash.....	15.47	18.80	15.68
Jennings.....	6.10	6.50	6.28	Warren.....	13.18	11.69	13.70
Johnson.....	18.80	12.15	10.86	Warrick.....	8.23	9.63	7.35
Knox.....	11.30	10.54	11.51	Washington.....	6.02	6.20	6.83
Kosciusko.....	15.43	14.85	15.14	Wayne.....	21.85	22.88	18.82
Lafayette.....	17.04	16.01	16.21	Wells.....	11.72	11.81	13.26
Lake.....	25.71	12.64	25.74	White.....	10.85	8.88	11.39
				Whitley.....	15.36	12.02	14.53

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

IOWA.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
The State	\$9.82	\$8.23	\$10.72	Jackson	\$11.10	\$10.33	\$12.07
Adair	8.49	7.25	8.48	Jasper	12.70	9.92	13.13
Adams	8.44	8.29	8.70	Jefferson	10.50	9.24	10.24
Allamakee	7.30	6.28	9.24	Johnson	12.73	10.60	13.08
Appanoose	7.45	7.10	7.69	Jones	14.42	11.90	10.32
Audubon	9.12	6.92	11.32	Keokuk	12.44	9.55	11.84
Benton	13.38	11.21	14.70	Kossuth	0.19	3.93	7.26
Blackhawk	12.33	9.95	12.18	Leo	10.80	10.33	11.05
Boone	9.68	7.85	11.08	Linn	15.10	11.49	10.49
Bremor	10.80	9.33	11.48	Louisa	11.02	9.01	9.90
Buchanan	9.50	7.84	10.02	Lucas	8.00	0.75	8.80
Buena Vista	7.78	5.89	6.43	Lyon	7.58	4.91	11.30
Butler	9.69	7.20	9.27	Madison	9.72	9.18	9.86
Calhoun	6.64	5.11	6.01	Mahaska	12.57	10.56	14.28
Carroll	8.87	7.24	10.27	Marian	12.92	9.53	12.88
Cass	11.72	9.87	13.03	Marshall	14.01	11.71	17.82
Cedar	10.38	15.12	16.20	Mills	12.04	10.13	11.04
Cerro Gordo	8.43	7.48	7.82	Mitchell	0.08	8.10	9.92
Cherokee	9.94	7.51	12.84	Monona	7.49	6.77	9.74
Chickasaw	8.54	7.08	8.27	Monroe	8.20	7.07	8.22
Clarke	7.98	6.78	7.95	Montgomery	12.50	12.03	12.48
Clay	0.20	4.10	0.11	Muscatine	15.19	14.53	14.90
Clayton	9.81	9.11	10.88	O'Brien	7.81	4.72	10.92
Clinton	10.71	15.27	18.04	Osceola	7.24	3.84	8.00
Crawford	8.17	6.52	8.00	Page	10.50	8.99	11.76
Dallas	10.00	8.02	9.07	Palo Alto	5.02	4.15	6.57
Davis	0.73	6.10	6.30	Plymouth	11.08	6.08	14.22
Decatur	7.22	6.00	7.43	Pocahontas	6.16	3.00	7.29
Delaware	12.37	10.03	13.47	Polk	18.56	13.85	17.88
Des Moines	10.20	18.87	14.40	Pottawattamie	10.44	8.43	14.04
Dickinson	6.81	8.30	7.10	Poweshiek	11.28	10.48	12.50
Dubuque	18.36	11.10	14.40	Ringgold	7.59	5.42	8.15
Emmet	6.00	4.15	0.87	Sac	8.34	5.74	9.93
Fayette	10.09	8.86	11.80	Scott	21.53	19.60	22.21
Floyd	9.44	8.04	0.76	Shelby	10.08	7.72	11.81
Franklin	8.26	6.40	0.75	Sioux	8.37	8.47	11.73
Fremont	12.30	11.57	12.40	Story	8.08	7.11	10.70
Greene	8.31	6.30	0.06	Tama	11.44	9.70	12.00
Grundy	13.29	9.99	13.02	Taylor	8.63	7.87	8.80
Guthrie	8.55	6.89	9.07	Union	8.32	7.14	7.01
Hamilton	8.46	6.55	10.17	Van Buren	8.10	7.09	8.03
Hancock	0.42	5.25	7.88	Wapello	10.90	10.50	11.18
Hardin	9.44	7.67	10.05	Warren	10.34	0.78	11.29
Harrison	0.08	7.47	12.45	Washington	12.03	10.73	13.31
Henry	11.93	11.06	13.18	Wayne	8.42	6.70	9.05
Howard	7.84	8.47	7.00	Webster	7.05	7.21	8.80
Ihmboeldt	7.47	5.02	8.86	Whinebago	6.74	4.00	6.55
Ida	9.34	6.72	10.44	Winneshiek	9.98	8.06	11.08
Iowa	10.95	10.40	12.00	Woodbury	10.32	5.00	14.07
				Worth	0.06	6.33	6.00
				Wright	7.18	4.74	8.32

KANSAS.

COUNTIES.	1880	1889	COUNTIES.	1880	1889	
The State	6.13	4.24	7.47	Franklin	8.29	5.15
Allen	6.10	4.71	7.24	Garfield	3.20	3.10
Anderson	6.31	8.60	7.81	Geary	5.80	4.18
Atchison	11.25	6.88	14.47	Gove	2.74	2.50
Barber	4.41	8.33	5.56	Graham	2.09	1.61
Barton	4.08	3.70	5.77	Grant	2.50	2.31
Bourbon	7.38	4.07	8.88	Gray	3.30	3.18
Brown	10.10	7.32	11.00	Greely	2.70	2.57
Butler	5.81	3.60	8.26	Greenwood	5.01	3.81
Chase	4.81	4.03	5.70	Hamilton	1.87	2.24
Chautauqua	5.35	3.03	6.83	Harper	4.48	2.03
Cherokee	7.79	4.27	10.02	Harvey	8.05	5.46
Cheyenne	2.70	a2.60	2.65	Haskell	2.85	2.70
Clark	3.08	a2.02	4.20	Hodgeman	3.38	4.95
Olcy	8.03	3.05	12.31	Jackson	8.75	5.68
Cloud	6.00	3.00	10.41	Jefferson	8.37	0.37
Coffey	0.57	4.18	8.12	Jewell	6.12	3.23
Comanche	3.22	52.71	8.33	Johnson	14.25	8.15
Cowley	7.76	4.00	8.00	Kearny	2.35	53.13
Crawford	8.56	4.63	10.98	Kingman	5.22	2.21
Dickabur	3.08	1.02	3.61	Kiowa	3.77	a2.71
Dickinson	8.55	5.03	10.35	Lafette	8.07	4.08
Doniphan	11.01	8.57	11.50	Lane	5.00	a2.88
Douglas	10.57	7.65	11.50	Leavenworth	12.74	7.04
Edwards	4.21	8.00	4.74	Lincoln	4.94	4.83
Elk	5.74	8.64	7.09	Linn	6.61	4.00
Ellis	4.17	3.00	0.07	Logan	3.94	a3.12
Ellsworth	5.47	4.00	5.96	Lyon	7.47	5.08
Tinney	2.82	c3.57	4.10	McPherson	8.20	4.55
Ford	3.08	2.54	8.64	Marion	7.38	4.88
				Marshall	6.60	4.40
						8.73

a 1885.

b 1884.

c 1882.

d 1883.

e 1886.

REAL ESTATE MORTGAGES.

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

KANSAS—Continued.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
Meade	\$3.80	a\$2.65	\$4.93	Rush	\$3.63	\$2.26	\$4.20
Miami	8.19	5.89	9.42	Russell	4.74	3.61	5.58
Mitchell	5.81	3.40	7.36	Saline	8.29	5.58	10.72
Montgomery	6.98	4.14	9.20	Scott	2.79	b8.87	2.90
Morris	6.10	4.28	8.86	Sedgwick	9.72	4.74	10.44
Morton	2.74	2.05	2.04	Seward	4.42	c3.51	14.43
Nemaha	7.46	4.85	9.49	Shawnee	15.64	9.23	16.02
Neosho	6.64	4.11	8.45	Sheridan	2.61	2.52	3.04
Ness	3.27	2.20	3.19	Sherman	2.93	c2.43	2.72
Norton	3.42	2.28	3.82	Smith	4.39	2.47	5.67
Osage	7.44	4.08	8.56	Stafford	4.57	2.69	6.10
Osborne	4.54	2.61	5.82	Stanton	2.65	c2.28	2.41
Ottawa	6.88	4.25	9.83	Stevens	2.77	c2.28	2.51
Pawnee	4.61	3.28	4.98	Sumner	6.60	3.55	9.21
Phillips	3.73	2.40	5.29	Thomas	3.62	a1.38	3.49
Pottawatomie	6.73	4.91	8.57	Trego	2.95	2.57	3.13
Pratt	4.25	2.51	5.82	Wabaunsee	5.89	4.65	6.24
Rawlins	2.80	0.98	2.93	Wallace	4.14	b2.02	4.57
Reno	0.07	3.85	8.73	Washington	6.03	3.10	7.50
Republic	5.90	3.10	8.15	Wichita	2.75	b2.70	3.26
Rice	6.00	4.50	9.73	Wilson	0.74	4.05	9.26
Riley	6.23	4.10	8.48	Woodson	5.68	3.80	6.83
Rooks	3.94	2.36	4.60	Wyandotte	64.54	17.56	68.14

a 1884.

b 1885.

c 1886.

KENTUCKY.

The State	9.64	9.70	9.58	Jackson	0.96	0.41	1.04
Adair	4.05	5.23	3.98	Jefferson	45.63	35.71	116.63
Allen	4.54	4.86	4.94	Jessamine	20.05	10.15	20.77
Anderson	12.77	7.79	14.77	Johnson	1.85	1.05	1.48
Ballard	5.04	3.67	4.52	Kenton	25.73	23.05	28.04
Barren	0.90	5.25	6.08	Knott	0.72	1.60	1.06
Bath	13.03	11.27	12.06	Knox	2.61	1.04	3.11
Bell	9.30	0.49	14.21	Larue	6.09	7.03	5.85
Boone	22.08	23.01	17.70	Laurel	0.32	2.05	2.80
Bourbon	20.04	21.40	81.16	Lawrence	5.72	2.34	21.16
Boyd	5.77	5.84	7.64	Lee	7.30	2.99	28.97
Boyle	21.55	23.43	22.35	Leslie	1.20	0.00	1.02
Bracken	16.14	14.98	18.28	Letcher	2.93	0.97	3.43
Breathitt	7.87	0.62	3.14	Lewis	2.80	3.25	1.51
Breckinridge	6.08	4.89	5.80	Lincoln	12.43	10.69	14.00
Bullitt	5.64	4.80	5.09	Livingston	3.06	3.62	3.02
Butler	3.32	2.95	3.51	Logan	0.11	8.43	7.55
Caldwell	3.80	4.10	3.39	Lyon	2.37	2.46	1.19
Calloway	5.07	4.58	5.05	McCracken	0.08	0.40	6.67
Campbell	29.04	22.81	33.81	McLean	3.87	3.43	4.37
Carlisle	5.10	4.57	4.67	Madison	15.13	13.70	13.07
Carroll	14.34	13.84	16.23	Magee	1.75	1.41	1.06
Carter	2.31	2.76	1.09	Marion	10.32	9.17	10.69
Casey	3.60	4.31	3.05	Marshall	3.87	2.96	5.23
Christian	7.20	5.39	7.20	Martin	1.26	0.59	1.32
Clark	25.40	17.66	31.46	Mason	25.07	30.13	23.44
Clay	2.11	2.35	1.76	Meade	0.57	0.28	5.97
Clinton	8.00	3.58	3.42	Menifee	1.58	1.08	1.10
Crittenden	3.36	3.63	2.43	Mercer	17.13	14.18	17.16
Cumberland	4.20	4.03	3.78	Metcalf	3.64	4.72	3.82
Davies	11.17	11.30	14.27	Monroe	8.72	2.08	4.45
Edmonson	8.22	5.00	3.21	Montgomery	21.80	22.07	10.97
Elliott	1.87	1.53	1.85	Morgan	2.52	1.38	4.67
Estill	3.16	3.00	1.94	Muhlenberg	3.77	4.65	4.62
Fayette	37.71	24.24	41.29	Nelson	7.97	8.54	7.24
Fleming	11.03	12.92	13.29	Nicholas	16.46	11.43	15.64
Floyd	1.42	1.44	1.16	Ohio	4.40	5.07	4.61
Franklin	12.12	9.44	11.93	Oldham	13.44	13.62	17.03
Fulton	8.80	8.63	9.22	Owen	11.13	10.70	12.48
Gallatin	14.51	13.27	17.25	Owsley	2.52	1.46	2.51
Garrard	14.72	15.27	17.91	Pendleton	13.53	11.18	13.02
Grant	15.09	14.44	15.60	Perry	0.58	0.56	1.26
Graves	7.60	8.06	7.71	Pike	1.54	1.58	1.34
Grayson	3.84	3.35	3.08	Powell	2.30	1.76	3.93
Green	4.01	3.47	3.47	Pulaski	8.90	8.46	2.93
Greenup	3.17	4.83	3.57	Robertson	9.42	13.84	0.10
Hancock	8.03	3.95	4.57	Rockcastle	2.55	1.55	2.23
Hardin	7.58	6.84	7.01	Rowan	1.07	4.49	1.33
Harlan	5.04	0.87	1.58	Russell	2.90	3.34	2.09
Harrison	16.05	13.74	10.04	Scott	10.30	18.14	21.21
Hart	5.41	5.50	5.27	Shelby	10.49	14.93	16.20
Henderson	11.71	13.22	11.34	Simpson	11.08	a0.92	9.14
Henry	15.40	16.18	12.88	Spencer	10.06	8.41	8.85
Hickman	7.08	6.67	10.50	Taylor	4.16	4.09	3.59
Hopkins	5.17	2.92	4.88	Todd	8.94	9.27	8.75
				Trigg	4.12	3.87	4.15

a 1882.

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

KENTUCKY—Continued.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
Trimble	\$0.35	\$10.00	\$0.48	Webster	\$5.08	\$5.17	\$5.43
Union	14.10	7.40	13.77	Whitley	4.18	2.68	5.38
Warren	10.63	10.90	9.49	Wolfe	1.57	61.15	0.87
Washington	10.34	8.43	13.20	Woodford	29.78	23.35	20.61
Wayne	3.55	2.24	6.33				

a 1882.

LOUISIANA.

The State	6.10	6.84	5.60	Morgan	4.44	3.83	3.05
Acadia	3.13	4.58	3.61	Natchitoches	4.51	4.62	5.10
Ascension	15.58	18.75	10.64	Orleans	27.08	37.00	115.53
Assumption	9.15	9.84	9.92	Parishes	5.89	9.40	9.94
Avoyelles	7.51	5.85	8.87	Plaquemines	9.02	13.98	9.85
Bienville	2.80	1.01	2.79	Pointe Coupee	6.06	7.55	5.50
Bossier	5.96	8.70	5.00	Rapides	8.19	3.45	3.63
Caddo	5.43	3.90	5.70	Red River	4.50	4.44	3.44
Calcasieu	3.81	2.05	4.25	Richland	4.88	5.14	3.55
Caldwell	8.82	3.22	2.95	Sabine	1.50	1.48	2.70
Cameron	0.87	6.44	6.73	St. Bernard	0.01	0.05	20.25
Cattahoula	2.04	2.43	4.13	St. Charles	7.74	18.50	5.96
Clairborne	2.98	3.37	3.04	St. Helena	2.18	2.40	2.11
Concordia	5.03	3.31	5.12	St. John the Baptist	11.80	11.86	10.68
De Soto	2.43	2.18	2.83	St. Landry	9.27	11.28	9.46
East Baton Rouge	7.29	7.20	7.47	St. Martin	5.50	5.54	5.93
East Carroll	15.88	14.52	13.97	St. Mary	0.22	8.02	4.70
East Feliciana	2.80	2.03	2.04	St. Tammany	0.22	15.61	6.53
Franklin	3.10	4.48	0.28	Tangipahoa	0.03	2.21	3.40
Grant	2.50	2.85	2.80	Tensas	4.47	4.82	3.01
Iberia	0.80	0.10	5.93	Terrebonne	6.21	5.51	8.44
Iberville	8.64	8.91	11.70	Union	3.19	3.83	2.29
Jackson	1.83	1.38	2.21	Vermilion	4.01	34.56	6.70
Jefferson	8.06	11.02	7.75	Vernon	1.88	0.56	2.15
Lafayette	8.70	5.08	7.26	Washington	1.01	2.07	2.05
Lafourche	8.02	4.09	7.03	Webster	2.03	2.02	2.55
Lincoln	8.14	3.17	3.04	West Baton Rouge	0.43	0.10	15.34
Livingston	1.07	1.07	3.04	West Carroll	4.15	2.27	3.22
Madison	0.27	4.60	5.18	West Feliciana	8.40	6.00	2.73
				Winn	1.71	07.53	1.12

a 1883.

MAINE.

The State	3.71	2.71	3.80	Lincoln	7.04	8.27	7.08
Androscoggin	14.00	12.01	18.88	Oxford	3.68	4.76	4.91
Aroostook	2.70	2.16	2.75	Penobscot	8.04	2.44	2.60
Cumberland	15.83	11.30	22.80	Placentaquis	1.04	1.21	1.04
Franklin	2.59	1.81	1.93	Sagadahoe	8.27	7.22	8.57
Hancock	0.80	5.02	18.24	Somerset	2.43	1.10	1.84
Kennebec	10.04	10.02	8.02	Waldo	7.03	0.88	0.11
Knox	10.85	10.42	12.58	Washington	1.17	1.10	1.03
				York	11.64	10.42	12.01

MARYLAND.

The State	14.53	12.53	13.00	Garrett	4.16	1.49	2.83
Allegany	10.01	6.80	8.71	Harford	16.85	14.50	15.47
Anne Arundel	11.50	12.10	14.65	Howard	17.45	12.39	17.11
Baltimore	32.10	80.42	81.80	Kent	15.28	13.13	14.44
Baltimore city (a)				Montgomery	14.92	0.40	18.42
Calvert	5.52	5.84	4.20	Prince George	13.22	0.87	14.97
Caroline	10.13	8.07	9.01	Queen Anne	13.30	12.16	13.60
Carroll	10.73	17.42	18.22	St. Mary	5.88	6.67	9.25
Cecil	21.33	18.56	22.02	Somerset	8.93	6.02	8.10
Charles	5.01	5.03	5.40	Talbot	14.52	11.20	10.18
Dorchester	6.30	5.30	4.71	Washington	10.57	15.39	15.93
Frederick	20.93	10.83	17.10	Wicomico	7.88	10.20	0.09
				Worcester	0.50	0.46	5.00

a No mortgages on acres.

MASSACHUSETTS.

The State	50.31	37.77	61.78	Hampden	23.58	21.16	25.68
Barnstable	75.77	44.52	75.07	Hampshire	51.43	30.58	43.04
Berkshire	26.11	17.40	19.91	Middlesex	95.00	82.30	110.67
Bristol	42.30	35.87	46.09	Nantucket	01.00	32.80	200.17
Dukes	24.00	30.69	34.60	Norfolk	160.50	03.58	202.32
Essex	95.78	74.41	146.11	Plymouth	70.50	65.35	53.87
Franklin	24.92	20.41	25.29	Suffolk	1,340.27	3,000.00	4,517.44
				Worcester	34.85	24.17	71.05

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

MICHIGAN.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
The State.....	\$11.14	\$10.54	\$11.14	Keweenaw.....	\$5.65	\$1.79	\$2.78
Alcona.....	5.17	3.87	3.22	Lake.....	11.64	15.17	7.23
Alger.....	13.71	2.36	13.13	Lapeer.....	10.52	12.18	10.26
Allegan.....	11.44	9.87	11.02	Leelanau.....	3.92	3.03	5.02
Alpena.....	3.19	3.10	3.36	Lenawee.....	18.41	17.49	17.35
Antrim.....	5.50	4.20	7.87	Livingston.....	14.29	13.48	14.34
Arenac.....	5.92	4.05	4.24	Luce.....	2.16	2.80	1.88
Baraga.....	11.38	9.06	20.31	Mackinac.....	5.72	12.81	10.81
Barry.....	11.78	10.84	11.51	Macomb.....	10.13	17.83	20.43
Bay.....	8.08	7.75	9.50	Manistee.....	0.62	0.10	7.16
Benzie.....	4.28	5.36	4.31	Manitou.....	8.03	7.30	3.96
Berrien.....	15.00	12.80	16.30	Marquette.....	8.18	10.77	33.74
Branch.....	15.85	15.55	15.97	Mason.....	0.90	7.51	5.01
Calhoun.....	16.88	16.00	16.06	Mecosta.....	0.06	7.62	5.41
Cass.....	13.71	14.38	12.55	Menominee.....	0.63	1.17	0.91
Charlevoix.....	4.69	3.05	4.91	Midland.....	6.73	6.50	6.68
Cheboygan.....	4.25	8.87	5.97	Missaukee.....	11.61	17.63	15.40
Chippewa.....	7.93	8.08	9.33	Monroe.....	13.98	12.15	17.83
Clare.....	6.04	8.48	2.53	Montcalm.....	9.12	8.40	7.05
Clinton.....	13.43	13.20	13.08	Montmorency.....	4.23	3.40	1.50
Crawford.....	7.70	7.21	4.07	Muskegon.....	0.24	0.78	6.25
Delta.....	5.78	3.79	6.57	Newaygo.....	8.80	8.45	4.84
Eaton.....	13.17	12.19	12.98	Oakland.....	15.05	17.07	14.26
Emmet.....	3.77	2.81	6.36	Oceana.....	8.05	5.85	0.04
Genesee.....	13.63	12.66	14.45	Ogemaw.....	0.20	4.05	4.87
Gladwin.....	6.49	4.34	2.99	Ontonagon.....	11.27	6.05	4.20
Gogebic.....	34.14	43.48	293.46	Osceola.....	5.00	6.99	5.77
Grand Traverse.....	6.57	4.03	0.07	Oscoda.....	10.16	0.73	6.00
Gratiot.....	8.23	0.05	0.12	Otsego.....	7.18	0.03	3.46
Hillsdale.....	17.27	10.38	10.53	Ottawa.....	12.75	12.08	10.23
Houghton.....	14.45	1.01	0.72	Presque Isle.....	2.03	2.30	2.09
Huron.....	6.63	5.29	7.63	Rosecommon.....	0.49	7.47	8.74
Ingham.....	14.37	14.30	12.91	Saginaw.....	10.50	10.43	12.69
Ionia.....	14.26	13.75	14.64	St. Clair.....	11.08	9.35	11.75
Iosco.....	5.44	4.87	6.33	St. Joseph.....	17.01	19.56	13.68
Iron.....	30.31	3.33	16.00	Sanilac.....	0.50	4.98	7.30
Isabella.....	6.73	5.85	7.03	Schoalerat.....	0.73	40.63	2.09
Isle Royal.....	2.37	12.50	2.34	Shiawassee.....	13.34	12.10	14.11
Jackson.....	16.01	16.40	14.64	Tuscola.....	7.04	0.02	8.86
Kalamazoo.....	17.47	16.83	17.02	Van Buren.....	11.70	11.73	10.86
Kalkaska.....	7.02	6.14	5.13	Washtenaw.....	10.01	19.33	16.53
Kent.....	15.27	14.48	19.72	Wayne.....	28.58	20.84	36.18
				Wexford.....	6.23	4.05	4.86

a 1881.

b 1882.

c 1883.

d 1887.

MINNESOTA.

COUNTIES.	a 1881.	b 1882.	c 1883.	D	e 1881.	f 1882.	g 1883.
The State.....	7.01	5.68	7.79	Kandiyohi.....	5.06	5.32	6.80
Aitkin.....	7.20	5.02	12.36	Kittson.....	5.00	4.28	4.41
Anoka.....	10.50	5.21	17.82	Lac qui Parle.....	3.92	2.32	0.06
Becker.....	4.50	3.71	8.81	Lake.....	3.88	31.91	2.79
Beltrami.....	2.02	a11.03	1.80	Le Sueur.....	8.31	0.00	10.02
Benton.....	4.49	2.65	6.16	Lincoln.....	4.76	2.02	6.60
Big Stone.....	4.23	2.00	4.74	Lyon.....	5.02	3.57	8.19
Blue Earth.....	7.83	0.94	8.72	McLeod.....	0.38	5.01	7.87
Brown.....	5.13	4.02	5.90	Marshall.....	4.80	4.02	5.07
Carlton.....	6.85	4.41	11.35	Martin.....	5.01	3.00	6.27
Carver.....	12.07	9.33	16.31	Mesker.....	0.49	5.21	7.97
Cass.....	9.72	3.53	2.44	Mille Lacs.....	3.35	2.08	4.00
Chippewa.....	4.05	4.74	5.07	Morrison.....	0.32	9.88	5.39
Chicago.....	4.08	4.15	5.12	Mower.....	7.78	7.80	7.58
Clay.....	5.82	5.30	5.55	Murray.....	4.74	3.04	6.36
Cook.....	5.24	84.80	0.75	Nicollet.....	7.91	5.88	0.20
Cottonwood.....	4.70	8.14	6.98	Nobles.....	5.08	3.72	0.86
Crow Wing.....	4.03	7.25	5.34	Norman.....	4.51	4.00	5.01
Dakota.....	16.56	9.50	13.26	Olmsted.....	11.50	11.47	11.26
Dodge.....	8.42	7.87	8.08	Ottertail.....	4.50	3.82	5.11
Douglas.....	4.88	8.74	5.96	Pine.....	6.73	2.40	5.86
Faribault.....	0.80	5.58	8.23	Pipestone.....	5.04	2.80	5.31
Fillmore.....	8.00	7.64	8.00	Polk.....	4.83	4.07	4.02
Freeborn.....	6.05	6.84	6.05	Popo.....	4.76	3.00	5.02
Goodhue.....	12.22	11.27	10.19	Ramsey.....	100.91	49.84	210.91
Grant.....	4.80	4.06	5.00	Redwood.....	4.03	3.10	0.19
Hennepin.....	45.10	14.08	48.25	Renville.....	4.62	4.38	6.06
Houston.....	5.87	5.02	6.18	Rice.....	10.02	8.43	10.98
Hubbard.....	3.21	2.00	4.04	Rock.....	5.90	6.13	7.00
Isanti.....	3.18	3.03	3.36	St. Louis.....	12.52	2.16	19.93
Itasca.....	4.60	7.81	5.75	Scott.....	8.82	8.34	9.06
Jackson.....	4.87	3.03	5.09	Sherburne.....	4.85	4.20	5.79
Kanabec.....	4.86	2.81	10.61	Sibley.....	7.31	5.02	8.05
				Searns.....	5.06	4.40	7.23

a 1884.

b 1883.

c 1881.

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

MINNESOTA—Continued.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
Steelo	\$8.97	\$8.07	\$9.86	Waseca	\$7.88	\$0.96	\$8.10
Stevens	5.04	4.54	6.30	Washington	18.61	10.03	34.81
Swift	5.02	4.04	4.80	Watonwan	5.50	3.64	6.01
Todd	3.97	8.07	4.20	Wilkin	5.41	3.01	5.81
Traverse	4.35	2.03	5.57	Winona	0.59	8.70	0.59
Wabasha	11.13	10.29	9.48	Wright	6.73	4.36	7.53
Wadena	4.02	8.53	8.53	Yellow Medicine	4.02	8.02	6.81

MISSISSIPPI.

The State	3.64	3.01	3.03	Leflore	4.84	4.54	4.83
Adams	8.12	5.07	8.02	Lincoln	1.08	48.04	2.10
Alcorn	2.08	8.07	8.22	Lowndes	8.79	3.56	4.57
Amite	2.14	1.71	2.60	Madison	8.29	3.23	3.01
Attala	2.23	2.81	2.68	Morgan	2.48	0.07	2.76
Benton	2.22	2.53	2.06	Marshall	3.44	3.06	3.36
Bolivar	7.80	8.04	8.81	Monroe	3.72	3.21	3.55
Calhoun	2.18	2.80	2.21	Montgomery	2.23	2.51	2.63
Carroll	2.35	2.42	2.41	Neshoba	1.55	1.12	1.64
Chickasaw	8.00	8.00	4.97	Newton	2.02	2.13	2.32
Choctaw	1.96	a2.00	2.03	Noxubee	4.11	8.79	4.08
Claiborne	2.04	2.23	3.36	Oktibbecha	2.78	2.41	3.14
Clarke	2.21	1.58	2.11	Panola	4.30	4.27	4.08
Clay	4.58	3.20	4.31	Pearl River (e)	5.45	a1.33	8.28
Coahoma	8.01	6.35	8.25	Ferry			
Copiah	2.02	2.81	3.22	Pike	2.54	3.11	2.60
Covington	1.46	0.82	1.41	Pontotoc	2.00	2.54	3.18
Do Soto	4.01	4.42	7.82	Prentiss	2.70	2.35	2.38
Franklin	1.64	1.07	2.12	Quitman	4.05	6.84	6.98
Greene	1.86	b2.88	1.20	Rankin	2.34	2.22	2.21
Grenada	8.02	8.04	8.82	Scott	1.73	1.90	1.47
Hancock	5.39	3.48	10.58	Shelby	9.22	5.67	11.01
Harrison	9.10	5.27	8.96	Simpson	2.05	2.32	1.88
Hinds	3.78	4.07	8.43	Smith	1.28	1.23	1.24
Holmes	8.86	4.43	3.50	Sunflower	8.77	8.16	2.09
Issaquena	0.34	4.50	8.57	Tallahatchie	3.40	1.85	8.58
Itawamba	1.80	2.07	1.89	Tate	4.61	6.30	4.13
Jackson	5.87	2.53	2.88	Tippah	2.02	2.51	2.84
Jasper	1.50	1.00	1.40	Tishomingo	1.55	f0.70	1.80
Jefferson	2.42	1.73	8.74	Tunica	6.00	8.45	11.57
Jones	1.61	a0.57	2.10	Union	2.73	4.00	3.38
Kosciusko	2.13	2.50	2.40	Warren	4.47	5.08	4.30
Lafayette	2.02	8.20	8.11	Washington	7.81	0.00	8.31
Lauderdale	3.41	3.02	4.05	Wayne	2.48	2.47	1.67
Lawrence	1.70	1.84	1.65	Webster	2.21	8.85	2.49
Leake	1.00	1.77	1.63	Wilkinson	2.35	1.02	2.47
Lee	8.00	8.07	4.00	Winston	1.50	1.86	1.71
				Yalobusha	8.23	8.03	5.58
				Yazoo	4.01	5.70	4.42

a 1881.

b 1882.

c 1886.

d 1883.

e Organized in 1800.

f 1884.

MISSOURI.

The State	9.16	6.61	9.04	Cole	8.05	4.93	8.87
Adair	5.07	4.54	6.49	Cooper	0.07	0.87	10.80
Andrew	11.90	7.50	13.52	Crawford	2.88	8.65	2.00
Atchison	12.19	8.65	13.15	Dade	6.17	4.58	7.24
Audrain	9.42	6.07	10.85	Dallas	3.50	8.02	4.87
Barry	5.47	3.31	4.72	Davies	8.18	0.27	8.56
Barton	7.80	4.50	9.81	Dekalb	10.77	0.52	14.04
Bates	8.01	6.02	9.23	Dent	2.20	1.28	2.22
Benton	4.58	4.30	3.60	Douglas	2.74	a0.88	2.00
Bollinger	2.81	1.75	2.72	Dunklin	4.70	4.30	0.50
Boone	8.13	6.41	9.31	Franklin	7.42	6.81	7.28
Buchanan	20.73	12.06	32.80	Gasconade	4.86	4.41	5.83
Butler	2.47	2.45	3.05	Gentry	8.74	7.29	0.16
Caldwell	10.56	7.17	12.81	Greene	10.27	6.17	11.03
Callaway	6.64	6.07	8.88	Grundy	7.67	5.62	9.47
Camden	2.29	2.31	2.40	Harrison	6.41	4.85	7.32
Cap Girardeau	6.38	6.40	6.95	Henry	10.30	7.05	11.08
Carroll	0.98	7.07	11.18	Hickory	3.86	b0.32	4.03
Carter	2.34	1.50	1.38	Holt	10.50	8.17	12.31
Cass	10.71	8.41	11.83	Howard	0.10	7.03	10.08
Cedar	4.25	8.12	6.10	Howell	3.04	1.74	2.72
Chariton	8.31	7.07	9.29	Iron	3.17	3.77	3.40
Christian	4.28	3.85	3.67	Jackson	77.74	22.01	121.03
Clark	7.03	5.46	7.55	Jasper	11.55	9.35	14.65
Clay	24.51	9.07	22.36	Jefferson	0.42	7.09	5.64
Clinton	18.28	8.90	16.55	Johnson	10.04	7.34	11.72
				Knox	0.72	5.03	7.18

a 1882.

b 1881.

REAL ESTATE MORTGAGES.

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

MISSOURI—Continued.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
Laclede	\$3.20	\$3.12	\$4.53	Pulaski	\$2.38	\$1.70	\$2.88
Lafayette	14.29	10.47	12.30	Putnam	5.01	3.09	5.01
Lawrence	6.90	5.37	8.08	Ralls	8.83	7.00	8.88
Lewis	7.18	6.85	8.87	Randolph	8.58	6.70	9.36
Lincoln	6.18	4.92	7.23	Ray	9.79	8.83	9.55
Linn	7.18	6.58	7.75	Reynolds	2.05	1.42	2.32
Livingston	8.33	7.03	9.31	Ripley	1.72	1.11	2.45
McDonald	3.73	2.76	3.85	St. Charles	14.50	11.68	15.11
Macon	5.08	5.72	7.12	St. Clair	6.89	5.98	7.04
Madison	3.34	3.03	4.05	St. Genevieve	4.01	4.10	4.77
Maries	2.00	2.35	2.75	St. Francois	6.50	6.00	8.72
Marion	9.74	6.56	10.20	St. Louis	43.84	28.47	61.34
Mercer	6.12	5.23	6.80	St. Louis city	696.41	120.24	575.45
Miller	2.70	3.15	3.27	Saline	13.92	11.00	14.44
Mississippi	4.38	4.21	4.34	Schuylerville	5.10	4.84	6.10
Monteau	7.23	5.40	8.07	Scotland	7.15	5.98	7.02
Monroe	7.50	5.90	8.09	Scott	5.79	3.88	6.25
Montgomery	7.99	5.80	8.46	Shannon	1.43	0.19	1.64
Morgan	4.78	3.59	5.16	Shelby	7.55	6.01	8.82
New Madrid	3.59	4.30	2.93	Stoddard	3.53	3.40	4.02
Newton	8.00	5.40	6.07	Stone	3.80	3.27	3.82
Nodaway	10.81	8.75	11.29	Sullivan	5.68	3.86	6.46
Oregon	1.97	2.18	3.39	Taney	2.89	a5.79	2.53
Osage	4.82	5.44	5.15	Texas	2.52	1.04	2.71
Ozark	1.79	2.27	1.81	Vernon	0.32	5.24	11.50
Pemiscot	2.08	0.84	6.40	Warren	7.50	7.54	7.30
Perry	5.24	4.65	5.45	Washington	3.13	2.87	3.10
Pettis	11.23	0.80	11.36	Wayne	2.68	1.70	2.77
Phelps	3.55	3.05	3.00	Webster	3.07	2.74	4.33
Pike	8.74	0.70	9.41	Worth	7.65	5.37	8.20
Platte	12.82	0.73	13.26	Wright	2.30	1.27	2.45
Polk	4.71	3.20	5.50				

a 1881.

MONTANA.

The State	10.12	0.28	7.56	Gallatin	0.22	8.16	5.68
Beaverhead	14.93	18.49	9.28	Jefferson	33.42	13.44	16.05
Cascade	13.80	a2.83	17.92	Lewis and Clark	15.54	31.51	16.03
Chouteau	28.25	5.54	4.82	Madison	8.25	4.60	11.02
Custer	3.00	2.81	1.02	Montana	5.95	9.71	3.44
Dawson	3.30	53.13	3.20	Missoula	4.00	4.77	0.22
Deerlodge	5.49	7.60	7.18	Park	3.70	1.25	3.14
Fergus	7.26	c3.55	7.65	Silverbow	42.45	3.55	8.39
				Yellowstone	3.70	d0.81	13.32

a 1884.

b 1883.

c 1881.

d 1882.

NEBRASKA.

The State	5.87	4.50	6.05	Frontier	3.25	2.25	4.18
Adams	7.81	4.19	9.20	Furnas	3.75	2.13	4.82
Antelope	4.47	2.98	5.04	Gage	8.00	4.88	11.40
Arthur	2.11	a1.75	2.50	Garfield	8.04	23.60	3.97
Banner	1.28	b0.90	2.41	Gosper	3.54	3.03	4.63
Blaine	2.65	c3.02	2.04	Grant	2.23	43.72	2.15
Boone	4.73	2.73	5.07	Greeley	4.66	1.95	6.26
Boxbutte	2.69	c1.97	2.93	Hall	0.97	3.68	10.29
Brown	3.57	d4.05	4.08	Hamilton	7.63	4.31	10.68
Buffalo	5.30	3.37	6.72	Harlan	4.15	2.03	5.30
Burt	7.70	4.15	10.09	Hayes	3.01	1.81	3.23
Butler	7.89	4.48	11.14	Hitchcock	3.41	d3.02	4.60
Cass	11.00	8.07	13.75	Holt	5.90	2.31	4.05
Cedar	5.10	2.20	6.33	Hooker	2.46	42.24	2.65
Chase	8.40	c3.00	3.93	Howard	4.03	2.48	0.36
Cherry	2.55	d2.53	2.44	Jefferson	6.13	3.03	7.06
Cheyenne	2.51	d18.12	2.83	Johnson	7.77	5.22	9.23
Clay	7.10	4.16	9.95	Kearney	5.48	2.87	7.30
Colfax	6.03	8.03	9.54	Keith	2.28	d2.61	3.46
Cuming	6.84	4.19	8.52	Keweenah	2.70	25.52	2.62
Custer	3.66	105.57	4.01	Kimball	1.33	51.27	2.83
Dakota	6.21	4.72	8.09	Knox	4.24	2.19	4.73
Dawes	3.02	2.05	3.36	Lancaster	10.29	6.71	12.33
Dawson	4.15	3.62	5.51	Lincoln	2.41	3.71	3.15
Douglas	2.07	b2.02	2.41	Logan	8.47	d20.00	3.12
Dixon	5.55	2.55	7.07	Loup	3.24	d3.23	3.15
Dodge	0.27	5.91	11.84	McPherson	1.90	f1.96	2.07
Douglas	32.44	7.00	43.05	Madison	5.36	2.02	7.82
Dundy	3.03	c0.88	2.95	Merrick	6.81	4.09	8.80
Fillmore	7.47	4.55	9.32	Nance	0.52	4.09	8.51
Franklin	4.90	2.24	6.13	Nemaha	9.42	6.65	11.80

a 1887.

b 1884.

c 1880.

d 1882.

e 1883.

f 1885.

g 1881.

h 1888.

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

NEBRASKA—Continued.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
Nuckolls.....	\$6.37	\$3.97	\$8.02	Seward.....	\$7.96	\$6.74	\$0.87
Otoe.....	9.61	6.58	10.29	Sheridan.....	2.87	11.88	3.34
Pawnee.....	7.50	4.54	9.12	Sherman.....	4.43	2.14	5.59
Perkins.....	2.92	a2.64	3.69	Sioux.....	2.60	a3.97	2.71
Phelps.....	6.15	2.89	6.57	Stanton.....	5.47	2.50	6.78
Pierce.....	4.94	3.04	7.36	Thayer.....	6.80	3.04	8.14
Platte.....	6.27	4.00	8.10	Thomas.....	2.72	24.38	2.37
Polk.....	7.32	4.09	9.70	Thurston.....	11.53	28.66	16.87
Red Willow.....	4.00	1.70	5.18	Valley.....	4.60	3.01	5.89
Richardson.....	9.90	6.70	12.71	Washington.....	9.61	6.11	12.50
Rock.....	8.00	52.85	8.01				
Saline.....	8.24	5.50	11.54				
Sarpy.....	13.25	6.20	23.27				
Saunders.....	8.81	6.72	10.09				
Scotts Bluff.....	2.00	a2.88	2.88				

a 1880.

b 1884.

c 1886.

d 1885.

e 1882.

NEVADA.

The State.....	7.02	8.00	6.57	Lander.....	23.11	18.16	16.70
				Lincoln.....	1.91	2.20	1.00
Churchill.....	2.04	2.95	8.25	Lyon.....	5.10	5.55	7.90
Douglas.....	7.35	15.42	5.57	Nye.....	10.57	87.28	3.12
Elko.....	2.02	3.58	3.30	Ormsby.....	12.16	22.18	2.80
Esmervalda.....	38.43	3.83	6.38	Storey.....	25.42	8.89	101.29
Eureka.....	10.02	10.28	7.52	Washoe.....	8.00	10.91	7.42
Humboldt.....	3.76	8.02	6.36	White Pine.....	4.52	1.45	12.08

NEW HAMPSHIRE.

The State.....	9.70	11.00	9.53	Grafton.....	7.50	7.91	8.22
				Hillsboro.....	16.05	15.50	15.08
Belknap.....	10.93	10.08	9.15	Merrimack.....	12.03	11.07	12.09
Carroll.....	6.70	6.00	7.77	Rockingham.....	18.23	14.70	18.74
Cheshire.....	13.33	18.01	10.53	Strafford.....	14.28	12.18	20.23
Coos.....	6.57	6.00	6.70	Sullivan.....	7.54	7.61	7.92

NEW JERSEY.

The State.....	38.63	35.01	41.08	Hunterdon.....	26.93	24.00	24.03
				Mercer.....	33.79	32.18	40.41
Atlantic.....	11.52	18.54	16.45	Middlesex.....	41.47	36.00	30.78
Bergen.....	105.17	70.32	100.74	Monmouth.....	65.54	46.47	63.32
Burlington.....	35.03	35.39	29.49	Morris.....	44.00	23.46	40.13
Camden.....	40.01	40.50	29.30	Ocean.....	15.87	17.15	22.40
Cape May.....	38.85	7.02	73.31	Passaic.....	46.56	27.56	63.71
Cumberland.....	23.38	18.48	21.30	Salem.....	20.43	20.71	23.43
Essex.....	138.01	105.34	100.68	Somerset.....	32.52	30.47	34.06
Gloucester.....	82.28	41.08	32.33	Sussex.....	16.70	15.01	21.05
Hudson.....	854.51	484.13	381.20	Union.....	120.86	137.71	87.28
				Warren.....	28.65	23.70	19.50

NEW MEXICO.

The Territory.....	2.40	3.05	3.63	Rio Arriba.....	0.28	a0.08	2.60
				San Juan.....	18.68	b4.77	20.70
Bernalillo.....	1.67	0.94	1.51	San Miguel.....	0.78	0.07	0.40
Colfax.....	4.45	3.09	1.87	Santa Fe.....	8.00	18.41	9.28
Donna Ana.....	5.14	a11.47	0.36	Sierra.....	8.60	a1.47	4.35
Grant.....	36.15	22.22	50.77	Socorro.....	1.88	0.75	4.23
Lincoln.....	23.45	18.21	153.45	Taos.....	60.78	a25.00	72.14
Mora.....	0.86	0.18	0.68	Valencia.....	0.29	0.02	0.01

a 1881.

b 1884.

c 1882.

REAL ESTATE MORTGAGES.

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

NEW YORK.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
The State	\$22.00	\$20.80	\$25.10	Niagara	\$27.37	\$37.20	\$24.03
Albany	37.87	25.80	41.19	Oneida	26.05	21.20	21.00
Allegany	23.99	11.45	26.04	Onondaga	33.83	25.70	30.29
Broome	13.01	18.20	14.48	Ontario	26.30	30.51	25.00
Cattaraugus	17.02	10.37	18.29	Orange	24.37	20.22	21.93
Cayuga	26.07	24.20	24.58	Orleans	20.35	30.34	27.07
Chautauqua	19.74	16.48	19.84	Oswego	14.47	15.24	14.55
Chemung	16.90	14.19	15.98	Otsego	17.05	14.94	15.74
Chenango	13.89	11.80	12.68	Putnam	37.32	28.44	33.02
Clinton	14.81	10.00	23.54	Queens	134.00	251.76	233.77
Columbia	26.99	24.02	25.19	Rensselaer	22.76	20.00	18.37
Cortland	17.50	10.38	14.16	Richmond	344.95	251.65	273.35
Delaware	11.80	10.51	10.63	Rockland	37.07	20.29	60.44
Dutchess	28.68	30.24	25.87	St. Lawrence	8.94	8.88	7.77
Erie	37.10	25.49	45.91	Saratoga	16.01	16.64	15.46
Essex	7.00	10.14	10.89	Schoenectady	22.76	22.76	25.10
Franklin	7.80	11.67	17.26	Schenevus	16.05	15.77	14.47
Fulton	14.45	13.99	11.76	Schenectady	19.59	18.64	10.00
Genesee	33.03	39.74	30.38	Seneca	23.95	26.81	18.79
Greene	16.04	11.35	14.23	Steuben	17.27	14.32	10.01
Hamilton	6.00	3.15	35.83	Suffolk	41.13	20.82	49.49
Herkimer	10.98	11.09	15.41	Sullivan	7.81	6.03	0.78
Jefferson	13.11	16.18	21.59	Tioga	13.03	13.27	12.54
Kings	455.82	400.26	620.01	Tompkins	20.70	20.24	10.12
Lewis	7.02	13.10	13.69	Ulster	15.36	13.10	17.77
Livingston	30.15	20.10	27.70	Warren	0.10	7.25	12.01
Madison	22.00	21.30	20.22	Washington	21.27	20.05	18.56
Monroe	47.04	41.55	47.00	Wayne	27.81	26.50	23.57
Montgomery	24.72	28.45	28.76	Westchester	114.06	113.60	121.26
New York	361.01	1,000.74	1,091.79	Wyoming	29.00	24.42	26.48
				Yates	26.00	22.15	20.06

NORTH CAROLINA.

The State	3.62	3.51	3.14	Jackson	3.09	5.45	9.12
Alamance	3.63	2.51	2.38	Johnston	3.27	3.37	2.20
Alexander	1.32	1.84	2.05	Jones	1.84	1.80	1.41
Alleghany	2.51	2.60	2.30	Lenoir	3.04	3.46	5.01
Anson	3.15	2.02	3.47	Lincoln	4.20	3.71	6.29
Ashe	8.25	2.47	3.61	McDowell	2.83	1.85	2.00
Beaufort	2.86	2.50	1.98	Macon	3.09	2.25	3.15
Bertie	2.82	2.25	2.46	Madison	6.87	1.11	7.31
Bladen	1.82	2.01	1.02	Martin	4.11	2.58	5.23
Brunswick	2.28	0.69	5.83	Mecklenburg	7.07	5.92	6.19
Buncombe	0.14	4.83	7.04	Mitchell	1.00	1.20	0.73
Burke	3.83	3.26	3.95	Montgomery	10.18	2.20	0.81
Cabarrus	5.30	6.01	3.05	Moore	1.89	17.92	1.08
Caldwell	2.49	0.83	1.94	Nash	3.85	3.70	4.15
Camden	0.12	3.69	6.07	New Hanover	0.33	8.57	17.48
Carteret	1.01	2.61	0.59	Northampton	3.43	2.72	3.53
Caswell	3.42	3.70	2.42	Onslow	2.10	1.10	1.88
Catawba	4.44	2.89	3.57	Orange	2.00	2.05	2.65
Chatham	2.73	2.69	2.40	Pamlico	2.65	2.18	1.57
Cherokee	4.08	3.11	2.38	Pasquotank	4.61	8.01	3.80
Chowan	5.30	4.47	6.48	Pender	2.15	2.70	1.18
Clay	3.27	1.50	2.81	Perquimans	4.09	3.48	4.51
Cleveland	5.00	3.30	4.73	Person	3.73	0.50	3.30
Columbus	3.09	2.54	3.24	Pitt	3.06	3.34	4.40
Craven	2.68	2.63	4.20	Polk	3.45	32.20	4.22
Cumberland	3.43	3.13	2.50	Randolph	4.03	10.95	4.88
Currituck	4.22	2.71	5.08	Richmond	3.23	3.51	2.01
Dare	11.07	1.05	0.60	Robeson	3.11	2.36	3.55
Davidson	8.54	4.18	3.22	Rockingham	3.81	3.44	3.68
Davie	3.51	3.86	8.59	Rowan	4.36	4.66	3.08
Duplin	2.36	2.87	2.21	Rutherford	2.05	3.47	3.07
Durham	4.00	2.24	3.68	Sampson	2.46	2.50	1.98
Edgecombe	4.57	5.10	3.77	Stanly	3.05	1.06	2.61
Forsyth	5.16	3.80	5.05	Stokes	2.72	3.48	3.26
Franklin	3.43	8.40	3.62	Surry	3.25	5.14	5.55
Gaston	6.17	0.12	4.35	Swain	1.08	10.23	2.00
Gates	3.06	2.17	3.27	Transylvania	4.17	4.04	6.33
Graham	1.40	0.35	7.43	Tyrrell	2.75	2.90	8.00
Granville	4.23	3.66	3.77	Union	2.01	2.43	3.03
Greene	4.45	4.90	8.07	Vance	5.37	13.70	4.07
Guildford	3.01	3.32	3.15	Wake	4.32	4.28	5.17
Halifax	3.15	2.27	2.07	Warren	3.78	4.74	4.40
Harnett	2.22	1.10	1.97	Washington	4.20	4.58	6.21
Haywood	0.79	0.20	0.48	Watauga	3.71	1.29	6.52
Honderson	5.82	1.10	4.10	Wayne	5.00	4.01	6.00
Hertford	3.81	3.52	4.82	Wilkes	2.36	2.35	1.67
Hyde	5.88	6.30	10.38	Wilson	5.63	4.97	5.52
Iredell	3.88	4.32	3.25	Yadkin	3.50	3.53	4.10
				Yancey	4.29	7.58	1.50

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

NORTH DAKOTA.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
The State	\$4.73	\$3.12	\$5.13	McKenzie (a)			
Alred (a)				McLean	\$2.00	\$3.24	\$2.57
Barnes	4.80	3.12	3.48	Mercer	3.04	\$2.56	2.81
Benson	3.16	52.18	3.94	Morton	3.04	2.41	2.13
Billings	1.81	61.01	61.35	McUntraille (a)			
Bottineau	2.00	61.71	2.90	Nelson	3.43	\$2.30	3.52
Bowman (a)				Oliver	2.44	\$2.50	2.23
Buford (a)				Pembina	5.76	2.75	7.36
Burleigh	3.98	3.78	3.10	Pierce	2.69	\$1.46	8.08
Cass	8.25	4.87	8.26	Ramsey	3.88	\$2.30	4.57
Cavalier	3.17	62.04	3.31	Ransom	5.02	2.35	5.88
Church	1.23	61.72	0.75	Richland	4.36	3.02	5.00
Dickey	3.02	\$1.00	4.13	Rolette	2.84	\$1.76	2.83
Dunn (a)				Sargent	3.83	1.25	4.46
Eddy	2.70	\$1.08	3.28	Shoridan (a)			
Emmons	2.87	63.21	2.34	Stark	3.82	\$2.62	3.49
Flanerry (a)				Steelo	4.43	2.85	4.01
Foster	3.00	2.05	3.40	Stevens (a)			
Garfield (a)				Stutsman	3.77	2.63	3.00
Grand Forks	5.53	2.74	7.20	Towner	3.83	\$2.42	4.02
Griggs	8.58	2.12	3.31	Trall	7.14	3.49	0.98
Hettinger (a)				Wallace (a)			
Kidder	3.17	3.20	2.05	Walsh			
Lamoure	3.31	2.26	3.34	Ward	5.00	1.03	0.40
Logan	3.34	63.03	2.40	Wells	2.07	\$8.68	2.57
McHenry	2.86	d2.32	2.85	Williams	2.61	\$3.31	2.53
McIntosh	2.30	d2.31	2.30		3.15	\$3.15	\$3.15

a No mortgages made.*b* 1884.*c* 1883.*d* 1885.*e* 1888.*f* 1882.*g* 1881.*h* Mortgages only in 1887.

OHIO.

The State	21.18	20.33	19.34	Lawrence	25.00	35.46	14.18
Adams	7.05	5.04	7.40	Licking	21.54	23.49	20.88
Allen	22.66	20.09	23.01	Logan	10.28	20.12	18.28
Ashland	21.35	10.45	20.46	Lorain	26.20	22.78	23.08
Ashtabula	17.90	10.16	17.88	Lucas	42.00	24.72	42.75
Athens	27.35	41.22	9.47	Madison	22.86	18.76	21.81
Anglazio	16.51	16.30	10.88	Mahoning	25.30	24.00	24.61
Belmont	21.79	18.08	25.01	Macon	21.15	23.04	24.00
Brown	14.47	13.61	14.07	Medina	25.07	23.41	20.50
Butler	27.13	23.81	25.31	Meigs	0.80	8.07	7.88
Carroll	19.04	19.06	17.31	Mercer	13.46	11.72	14.81
Champaign	23.04	21.08	21.77	Miami	24.40	20.87	22.36
Clark	20.33	26.06	22.69	Monroe	10.89	0.95	0.98
Clermont	16.68	10.16	17.04	Montgomery	34.77	33.50	31.41
Clinton	21.41	18.07	20.33	Morgan	12.07	12.20	12.51
Columbiana	25.81	20.25	21.01	Morrow	21.26	22.05	18.16
Coshocton	17.83	17.12	15.80	Muskingum	17.05	10.14	16.65
Crawford	25.80	24.07	24.70	Noble	10.72	13.01	19.95
Cuyahoga	63.86	50.70	118.52	Ottawa	20.42	23.17	26.10
Darko	19.87	18.15	10.59	Paulding	0.87	8.25	10.19
Defiance	14.12	13.31	14.53	Perry	42.44	70.24	11.97
Delaware	21.01	10.88	17.32	Pickaway	20.15	21.01	18.76
Erie	35.28	33.18	31.77	Pike	0.41	0.28	4.88
Fairfield	23.51	24.42	24.73	Portage	26.11	21.80	21.87
Payette	21.42	21.68	19.84	Proble	20.04	10.41	16.47
Franklin	36.01	27.26	43.71	Putnam	16.21	14.67	16.42
Fulton	10.55	14.37	16.89	Richland	21.27	21.47	17.46
Gallia	8.66	8.42	11.68	Ross	14.64	12.12	11.86
Genoa	10.47	15.75	15.01	Sandusky	27.58	30.00	27.42
Greene	26.14	25.52	21.69	Scioto	6.58	7.80	7.01
Guernsey	13.54	13.85	11.31	Seneca	25.22	27.31	21.53
Hamilton	61.50	46.02	46.28	Shelby	17.00	15.04	18.33
Hancock	28.50	23.34	23.76	Stark	32.41	29.18	30.00
Hardin	19.15	17.52	14.91	Summit	27.41	22.11	26.05
Harrison	17.65	10.90	15.18	Trumbull	10.07	18.37	18.36
Henry	15.40	14.02	18.07	Tuscarawas	20.39	18.30	20.45
Highland	14.27	13.86	13.02	Union	20.10	17.68	16.45
Hocking	12.52	14.15	8.04	Van Wert	14.24	11.86	21.13
Holmes	20.02	19.74	10.51	Vinton	0.75	7.31	7.29
Huron	24.66	23.03	21.16	Warren	22.17	23.35	20.23
Jackson	10.00	9.58	13.74	Washington	10.38	0.70	11.02
Jefferson	19.85	20.82	15.99	Wayne	26.74	27.46	22.38
Knox	21.44	24.15	15.84	Williams	17.30	17.05	17.61
Lake	31.48	35.98	32.44	Wood	19.85	15.50	23.65
				Wyandot	20.08	21.72	18.21

REAL ESTATE MORTGAGES.

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

OREGON.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
The State	\$8.11	\$3.87	\$7.61	Lake	\$1.66	\$0.59	\$1.24
Baker	7.20	5.25	8.10	Lane	4.04	1.26	4.90
Benton	6.14	6.14	7.01	Linn	7.58	7.31	7.16
Clackamas	6.53	5.88	8.10	Malheur	2.37	88.02	2.10
Clatsop	4.22	2.25	5.50	Marien	9.14	7.83	11.16
Columbia	3.85	4.50	4.04	Morrow	3.49	5.26	2.95
Coos	5.12	3.59	3.31	Multnomah	30.34	12.26	49.05
Crook	4.52	8.48	4.70	Polk	8.08	9.79	7.54
Curry	3.43	2.67	3.43	Sherman	4.53	2.92	3.97
Douglas	4.04	3.72	4.02	Tillamook	3.17	2.54	3.10
Gilliam	3.85	65.21	4.00	Umatilla	6.11	6.49	7.02
Grant	3.13	4.40	4.01	Union	5.78	5.10	5.88
Harney	1.89	0.29	4.52	Wallowa	3.63	62.34	4.50
Jackson	6.63	4.04	6.55	Wasco	4.25	3.74	4.00
Josephine	5.10	4.67	8.30	Washington	0.00	7.80	11.24
Klamath	2.07	3.60	4.80	Xamhill	8.08	6.77	9.30

a 1881.*b* 1885.

PENNSYLVANIA.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
The State (<i>a</i>)	\$15.23	\$15.23	\$15.13

a Number of mortgages on acres and number of acres covered can be ascertained only by computation. See Table 105.

RHODE ISLAND.

The State		50.37	28.20	70.07
Bristol	186.03	60.87	81.08	
Kent	53.02	23.71	77.25	
Newport	148.86	66.78	115.55	
Providence	54.26	27.95	121.04	
Washington	28.04	14.08	34.02	

SOUTH CAROLINA.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
The State	\$3.13	\$3.01	\$3.34	Hampton	\$1.66	\$1.54	\$1.85
Abbeville	9.18	3.13	3.17	Horry	1.03	1.10	1.17
Aiken	2.51	2.08	2.30	Kershaw	2.39	1.98	2.89
Anderson	4.02	4.47	5.48	Lancaster	3.41	3.85	2.56
Barnwell	3.34	2.52	4.24	Laurens	3.37	3.73	3.00
Beaufort	5.01	6.03	2.90	Lexington	2.44	1.04	2.23
Berkeley	2.05	62.37	3.21	Marion	2.70	2.84	3.37
Charleston	3.19	3.65	27.66	Marlboro	0.61	6.14	9.42
Chester	3.21	3.95	3.29	Newberry	4.21	5.18	3.10
Chesterfield	2.20	1.52	1.92	Oconee	2.61	2.99	3.11
Clarendon	2.52	1.88	2.50	Orangeburg	2.78	2.12	2.02
Colleton	2.01	2.77	3.92	Pickens	2.72	2.07	3.25
Darlington	4.58	3.91	6.63	Richland	2.41	8.20	1.06
Edgefield	2.78	2.77	2.50	Spartanburg	4.00	4.87	4.35
Fairfield	2.71	2.87	2.74	Sumter	3.55	3.57	3.88
Florence	4.58	64.58	4.58	Union	3.35	3.15	2.46
Georgetown	1.48	1.53	1.18	Williamsburg	1.91	1.52	1.61
Greenville	4.61	6.75	4.39	York	8.83	8.50	6.38

a 1883.*b* Mortgages only in 1880.

MORTGAGES IN RELATION TO REAL ESTATE VALUE AND AREA. 149

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

SOUTH DAKOTA.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
The State.....	\$3.68	\$2.43	\$4.73	Lake.....	\$3.35	\$1.82	\$4.10
Aurora.....	3.17	a1.67	3.21	Lawrence.....	14.34	82.11	27.05
Beadle.....	3.54	1.54	3.08	Lincoln.....	4.70	2.00	7.89
Bonhomme.....	3.58	1.80	4.53	Lingenheil (b).....			
Borcoman (b).....				Lyman (b).....			
Brookings.....	3.00	1.93	3.76	McCook.....	3.51	1.78	4.50
Brown.....	4.46	a1.05	5.87	McPherson.....	2.73	1.75	2.72
Brule.....	3.02	2.81	3.19	Marshall.....	8.00	a1.71	4.21
Buffalo.....	2.27	a1.84	2.40	Martin (b).....			
Butte.....	3.43	2.87	3.91	Meade.....	3.01	2.48	3.65
Campbell.....	2.50	a1.80	2.16	Mayo (b).....			
Charles Mix.....	3.24	a8.10	3.20	Minor.....	3.91	2.01	8.40
Chouteau (b).....				Minnehaha.....	6.27	2.60	14.58
Clark.....	3.03	a1.82	3.03	Moody.....	3.18	2.18	4.21
Clay.....	3.00	1.99	5.51	Newlin (b).....			
Codington.....	3.86	2.03	3.93	Pennington.....	6.50	73.00	5.10
Custer.....	4.00	92.85	3.88	Pettor.....	2.41	a1.83	2.43
Davison.....	3.41	1.81	4.10	Pratt (b).....			
Day.....	3.42	a9.88	3.83	Preesho (b).....			
Delano (b).....				Pyatt (b).....			
Deuel.....	3.27	2.41	4.55	Rinchart (b).....			
Dewey (b).....				Roberts.....	2.07	2.18	8.87
Douglas.....	3.65	a2.06	6.77	Saiborn.....	2.07	1.43	8.08
Edmunds.....	3.08	a2.07	3.43	Schmase (b).....			
Ewing (b).....				Scobey (b).....			
Fall River.....	3.00	a1.17	2.87	Shannon (b).....			
Faulk.....	2.74	a1.00	2.71	Spink.....	3.40	1.75	3.88
Grant.....	3.50	1.91	4.46	Stanley (b).....			
Gregory (b).....				Sterling (b).....			
Hamlin.....	3.07	1.20	8.53	Sully.....	2.37	a1.80	2.40
Hand.....	3.14	a2.70	2.78	Todd (b).....			
Hanson.....	3.24	1.87	8.50	Tripp (b).....			
Harding (b).....				Turner.....	8.51	2.21	4.43
Hughes.....	3.28	a1.79	8.05	Union.....	4.31	2.27	5.50
Hutchinson.....	3.50	2.15	4.18	Wagner (b).....			
Hyde.....	2.56	a1.00	2.48	Walworth.....	2.30	a1.87	2.32
Jackson (b).....				Washabaugh (b).....			
Jerauld.....	2.82	a2.15	2.80	Washington (b).....			
Kingsbury.....	3.15	1.87	3.63	Yankton.....	4.14	1.11	8.72
Ziebach (b).....				Ziebach (b).....			

a1881.

b No mortgages made.

c1883.

d1884.

e1885.

TENNESSEE.

COUNTIES.	1881	1883	1884	COUNTIES.	1881	1883	1884
The State.....	6.64	5.54	6.82	Haywood.....	6.12	6.33	6.24
Anderson.....	10.04	8.21	4.77	Henderson.....	8.48	8.07	3.64
Bedford.....	13.70	13.03	16.10	Henry.....	5.11	4.09	5.65
Benton.....	2.77	2.71	2.75	Hickman.....	1.64	0.00	2.70
Bledsoe.....	1.23	2.70	0.80	Houston.....	3.93	1.00	1.70
Blount.....	5.81	3.69	3.08	Humphreys.....	2.39	0.15	1.80
Bradley.....	7.12	5.56	7.97	Jackson.....	4.95	3.98	4.78
Campbell.....	7.86	1.79	12.00	James.....	2.41	1.51	3.80
Canion.....	7.70	7.12	11.18	Jefferson.....	7.48	8.88	7.35
Carroll.....	4.02	8.80	4.00	Johnson.....	2.48	1.05	5.60
Carter.....	4.00	2.58	2.00	Knox.....	15.89	5.25	27.68
Cheatham.....	4.46	0.04	4.51	Lake.....	0.42	6.87	4.59
Chester.....	3.75	1.64	8.71	Lauderdale.....	5.17	5.23	5.55
Claiborne.....	4.14	1.21	14.71	Lawrence.....	3.53	2.00	3.33
Clay.....	3.01	2.45	2.52	Lewis.....	0.68	2.57	16.20
Cooke.....	3.87	5.28	5.20	Lincoln.....	6.26	5.14	5.95
Coffee.....	4.77	4.83	4.07	Loudon.....	8.76	10.20	0.38
Crockett.....	6.61	0.03	6.04	McMinn.....	5.36	4.01	12.10
Cumberland.....	1.17	0.46	1.46	McNairy.....	2.84	3.61	3.41
Davidson.....	30.16	11.32	25.32	Macon.....	4.07	2.01	2.61
Decatur.....	3.47	2.48	4.06	Madison.....	5.55	5.20	0.06
Dekalb.....	5.01	4.80	4.43	Marietta.....	6.97	2.58	2.80
Dickson.....	2.20	1.78	2.51	Marshall.....	7.05	7.23	7.47
Dyer.....	7.54	6.27	7.94	Maury.....	14.23	11.84	15.52
Fayette.....	4.43	8.70	4.38	Meigs.....	4.08	7.01	2.44
Fentress.....	0.43	0.90	0.67	Monroe.....	6.87	8.23	3.51
Franklin.....	14.39	17.40	5.10	Montgomery.....	6.25	5.40	5.45
Gibson.....	7.46	8.30	8.19	Moore.....	7.60	8.26	12.17
Giles.....	6.53	7.06	10.23	Morgan.....	1.00	1.30	2.78
Grainger.....	6.32	8.04	6.50	Obion.....	7.01	5.23	8.57
Greene.....	7.07	5.68	23.57	Overton.....	2.04	2.00	1.76
Grundy.....	5.70	1.07	8.54	Perry.....	2.25	8.14	2.15
Hambien.....	7.84	7.23	11.04	Pickett.....	1.78	a1.85	2.86
Hamilton.....	36.48	8.57	65.95	Polk.....	4.46	7.81	4.20
Hancock.....	4.61	7.97	5.05	Putnam.....	8.18	1.05	5.12
Hardeman.....	3.56	4.16	4.84	Rhea.....	4.60	2.10	3.86
Hardin.....	3.08	6.20	4.00	Roane.....	8.71	1.48	7.02
Hawkins.....	6.87	4.81	12.59	Robertson.....	0.28	7.78	12.08

REAL ESTATE MORTGAGES.

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

TENNESSEE—Continued.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
Rutherford.....	\$8.69	\$6.92	\$8.17	Unicoi	\$1.95	\$8.90	\$1.33
Scoot.....	1.41	1.01	2.30	Union.....	4.53	3.07	5.90
Squatchie.....	4.56	0.90	106.51	Van Buren.....	0.92	1.75	1.20
Sevier.....	7.05	3.57	25.44	Warren.....	4.36	4.07	7.32
Shelby.....	17.26	13.00	22.10	Washington.....	0.55	2.70	5.82
Smith.....	11.22	0.67	18.07	Wayne.....	2.50	2.75	1.73
Stewart.....	1.90	5.20	3.74	Weekley.....	6.75	7.38	7.48
Sullivan.....	4.22	2.58	5.05	White.....	3.03	4.26	6.25
Sumner.....	12.70	11.23	22.77	Williamson.....	7.80	7.40	5.82
Tipton.....	6.21	0.28	7.00	Wilson.....	9.10	8.34	8.80
Trousdale.....	7.14	5.83	7.13				

a 1881.

TEXAS.

The State	2.53	2.26	3.34	Eastland	1.68	1.16	2.23
Anderson.....	2.92	2.41	2.65	Ector.....	2.22	b4.68	1.95
Andrews.....	2.13	c2.40	b1.93	Edwards.....	1.90	a2.70	4.54
Angelina.....	1.45	1.54	3.31	Ellis.....	7.10	4.00	8.70
Aransas.....	1.41	5.07	2.00	El Paso.....	3.04	2.31	6.71
Archer.....	1.57	1.03	1.87	Encinal	0.93	a0.05	0.80
Armstrong.....	1.20	e0.85	2.00	Erath.....	3.12	1.59	3.87
Atascosa.....	1.00	1.85	1.75	Falls.....	6.17	4.10	8.00
Austin.....	6.04	5.50	7.54	Fannin.....	7.21	4.08	9.40
Bailey.....	1.11	e1.15	1.02	Fayette.....	8.42	8.04	6.51
Bandera.....	1.27	1.85	0.91	Fisher.....	1.47	a1.01	1.88
Bastrop.....	4.30	4.01	5.53	Floyd.....	1.02	a0.08	0.70
Baylor.....	1.58	0.90	2.17	Foley.....	0.55	a1.58	0.73
Bea.....	1.44	0.01	1.59	Fort Bend.....	3.04	5.04	4.88
Bell.....	6.19	4.69	8.20	Franklin.....	3.17	2.48	8.87
Bexar.....	3.21	1.24	6.82	Freestone.....	3.11	8.41	8.54
Blanco.....	1.50	0.96	1.38	Frio.....	1.26	0.00	1.38
Borden.....	1.49	c2.40	1.16	Gaines.....	3.30	a3.30	8.13
Bosque.....	2.01	1.52	8.53	Galveston.....	5.00	1.00	3.38
Bowie.....	8.27	2.17	1.87	Garza.....	1.23	a0.98	0.76
Brazoria.....	2.15	1.93	6.65	Gillespie.....	1.24	0.75	1.82
Brazos.....	4.54	4.07	3.90	Glasscock.....	1.00	a0.36	1.73
Brewster.....	0.70	c0.07	0.80	Goliad.....	2.23	1.38	2.77
Briscoe.....	0.88	a0.83	0.75	Gonzales.....	4.23	3.41	4.90
Brown.....	2.27	1.13	2.17	Gray.....	1.73	a1.24	1.99
Buchel.....	0.88	c0.04	0.73	Grayson.....	8.00	5.45	11.77
Burleson.....	3.78	3.18	4.02	Gregg.....	2.79	2.11	3.06
Burnet.....	1.77	1.43	1.05	Grimes.....	4.27	4.26	4.03
Caldwell.....	5.03	8.05	4.90	Guadalupe.....	6.03	0.67	6.44
Calhoun.....	1.24	0.80	d1.16	Hale.....	1.43	b1.28	2.22
Callahan.....	1.86	1.00	2.21	Hall.....	1.15	a1.45	1.47
Cameron.....	0.38	0.32	0.88	Hamilton.....	2.18	1.36	2.02
Camp.....	8.42	4.58	2.95	Hansford.....	2.17	a1.91	2.50
Carson.....	1.30	a1.40	3.47	Hardeman.....	2.33	a0.85	2.78
Cass.....	2.44	2.36	2.49	Hardin.....	1.74	1.42	1.50
Castro.....	0.71	c0.98	0.62	Harris.....	2.77	5.45	8.15
Chambers.....	1.63	f2.42	1.04	Harrison.....	2.08	2.58	2.50
Cherokee.....	3.73	8.60	8.82	Hartley.....	2.02	a2.30	1.01
Childress.....	2.02	b1.93	1.83	Haskell.....	1.32	f1.00	1.60
Clay.....	1.99	1.04	2.15	Hays.....	4.20	2.24	0.63
Cochran.....	1.81	c1.00	d1.22	Humphill.....	3.01	a2.35	3.43
Coke.....	1.40	0.83	1.57	Henderson.....	2.14	1.64	2.06
Coleman.....	2.07	8.88	2.23	Hidalgo.....	0.51	c0.06	0.65
Collin.....	7.42	4.85	8.87	Hill.....	5.88	3.82	7.42
Collingsworth.....	1.40	a1.07	2.04	Hockley.....	1.05	g0.00	0.69
Colorado.....	5.10	6.40	6.39	Hood.....	3.81	2.50	7.18
Comal.....	2.78	2.02	2.79	Hopkins.....	3.03	3.04	4.77
Comanche.....	2.01	0.71	2.81	Houston.....	3.15	2.90	2.60
Concho.....	1.21	0.81	1.52	Howard.....	1.40	a2.70	1.00
Cooke.....	5.00	2.01	7.07	Hunt.....	7.79	4.88	8.04
Coryell.....	3.12	2.20	3.01	Hutchinson.....	1.00	a1.24	20.84
Cottle.....	1.98	f0.19	1.41	Irion.....	2.04	0.00	1.98
Crane.....	1.45	f1.33	0.78	Jack.....	2.56	1.30	2.95
Crockett.....	0.95	f0.52	1.70	Jackson.....	1.68	1.38	1.28
Crosby.....	2.50	f0.73	4.07	Jasper.....	2.18	1.07	3.14
Dallam.....	1.70	g3.48	d1.04	Jeff Davis.....	0.95	c2.34	0.60
Dallas.....	13.03	6.22	25.13	Jefferson.....	1.08	0.88	1.25
Dawson.....	1.21	f0.39	0.96	Johnson.....	6.18	3.26	7.41
Deaf Smith.....	0.76	g0.37	2.02	Jones.....	1.76	2.81	2.40
Delta.....	7.21	4.05	9.29	Karnes.....	2.75	2.57	2.50
Denton.....	4.44	2.06	5.86	Kaufman.....	4.72	3.47	6.69
Dewitt.....	2.91	2.42	3.78	Kendall.....	1.65	1.22	2.07
Dickens.....	1.50	a1.07	1.48	Ken.....	1.13	a1.11	1.12
Dimmit.....	1.02	0.27	1.04	Kerr.....	1.22	0.48	1.09
Donley.....	2.03	f1.17	3.93	Kimble.....	1.23	1.95	1.81
Duval.....	0.89	0.35	0.92	King.....	1.31	f0.95	3.63
				Kinney.....	0.91	1.63	1.00

a 1882.*b* 1884.*c* 1886.*d* 1888.*e* 1880.*f* 1881.*g* 1885.

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

TEXAS—Continued.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
Knox.....	\$1.88	a\$0.97	\$2.00	Refugio.....	\$1.44	\$0.00	\$2.01
Lamar.....	7.06	4.18	9.08	Roberts.....	1.33	a1.24	2.27
Lamb (b).....				Robertson.....	4.70	4.10	5.23
Lampasas.....	2.18	1.23	2.98	Rockwall.....	6.94	4.98	8.71
Lasalle.....	1.10	c0.57	1.30	Runnels.....	1.41	0.85	2.76
Lavaca.....	5.82	3.97	8.30	Rusk.....	2.06	2.00	8.03
Lee.....	3.64	3.30	3.85	Sabine.....	1.40	1.40	1.07
Leon.....	2.06	1.80	2.08	San Agustine.....	2.50	2.20	2.56
Liberty.....	1.03	0.62	1.42	San Jacinto.....	1.88	1.08	1.59
Limestone.....	4.87	4.20	6.81	San Patricio.....	1.07	0.84	0.60
Lipscomb.....	2.28	d1.93	1.96	San Saba.....	1.75	0.92	2.41
Live Oak.....	2.03	2.05	2.81	Schleicher.....	0.58	a0.53	1.03
Llano.....	1.03	0.62	2.51	Scurry.....	1.00	a1.60	1.99
Loving (b).....				Shackelford.....	1.01	1.18	3.35
Lubbock.....	0.75	a1.06	1.07	Shelby.....	2.02	2.88	3.56
Lynn.....	1.16	c0.42	7.05	Sherman.....	0.80	d1.25	0.95
McCulloch.....	1.28	0.84	2.88	Smith.....	4.28	3.26	4.00
McLennan.....	6.46	3.98	9.02	Somervell.....	3.58	1.70	5.07
McMullen.....	0.08	0.42	0.78	Starr.....	0.81	0.10	0.71
Madison.....	2.43	2.35	2.88	Stephens.....	1.81	1.20	2.13
Marion.....	3.42	4.01	3.07	Stonewall.....	2.22	a0.07	1.78
Martin.....	1.03	a2.15	1.05	Sutton.....	0.78	a0.40	1.15
Mason.....	1.81	0.98	1.29	Swisher.....	0.84	a0.00	1.85
Matagorda.....	1.46	0.76	1.56	Tarrant.....	8.01	3.77	15.27
Maverick.....	0.99	0.37	0.94	Taylor.....	2.00	1.03	2.03
Medina.....	1.25	0.71	1.30	Terry.....	0.87	a0.55	1.00
Menard.....	1.37	1.08	1.40	Throckmorton.....	1.25	0.60	1.57
Midland.....	2.82	c3.47	1.87	Titus.....	2.52	2.27	2.80
Millam.....	4.22	3.54	4.80	Tom Green.....	1.71	0.10	1.02
Mills.....	1.73	2.41	2.00	Travis.....	0.07	3.87	0.60
Mitchell.....	1.98	c0.98	2.37	Trinity.....	1.74	2.35	1.59
Montague.....	2.50	1.70	3.85	Tyler.....	2.07	1.19	14.28
Montgomery.....	1.90	1.95	3.12	Upshur.....	3.08	2.17	2.51
Moore.....	2.81	a5.50	1.05	Upton.....	1.05	a0.72	0.42
Morris.....	2.61	2.10	2.28	Uvalde.....	1.04	0.80	1.56
Motley.....	0.83	a1.81	0.83	Val Verde.....	0.81	a0.63	2.14
Nacogdoches.....	3.11	2.60	3.27	Van Zandt.....	3.50	2.44	5.62
Navarro.....	5.88	3.77	7.26	Victoria.....	1.81	1.17	2.42
Newton.....	1.29	1.00	0.80	Walker.....	1.80	1.77	1.66
Nolan.....	1.33	a1.08	1.65	Waller.....	3.30	2.54	4.75
Nueces.....	0.98	0.31	1.18	Ward.....	0.02	0.42	10.03
Ochiltree.....	1.83	f1.80	1.71	Washington.....	0.37	0.03	9.81
Oldham.....	2.03	a2.92	d0.82	Webb.....	0.79	a1.64	1.30
Orange.....	1.88	1.76	2.03	Wharton.....	2.21	2.08	3.51
Palo Pinto.....	3.03	1.34	2.01	Wheeler.....	0.40	1.03	1.61
Panola.....	1.82	1.09	3.77	Wichita.....	2.55	0.19	3.92
Parker.....	8.41	1.71	4.84	Wilbarger.....	2.30	a1.25	2.05
Parmer (b).....				Williamson.....	0.10	3.84	8.14
Pecos.....	0.92	0.55	0.54	Wilson.....	8.22	3.57	8.73
Polk.....	2.20	1.30	2.91	Winkler.....	0.03	10.03	10.53
Potter.....	2.42	a0.10	2.24	Wise.....	9.23	2.31	4.24
Presidio.....	1.00	0.90	1.68	Wood.....	8.17	2.11	7.05
Rains.....	4.50	8.44	7.50	Yankton (b).....			
Randall.....	1.94	c2.15	2.01	Young.....	2.03	1.47	2.46
Red River.....	3.44	2.22	3.82	Zapata.....	0.80	a0.08	4.66
Reeves.....	3.98	f2.76	4.43	Zavalla.....	1.01	a0.73	1.73

a 1882.*b* No mortgages made.*c* 1881.*d* 1885.*e* 1883.*f* 1886.*g* 1888.*h* 1887.*i* 1884.

UTAH.

The Territory.....	4.30	21.78	12.20	Piute.....	84.47	224.04	11.21
Beaver.....	18.58	14.86	158.52	Rioh.....	2.01	3.23	4.80
Boxelder.....	1.07	12.45	3.78	Salt Lake.....	18.73	15.02	28.00
Cache.....	2.21	13.19	13.54	San Juan (g).....			
Davis.....	5.50	17.20	4.70	Sampete.....	0.02	2.30	12.37
Emery.....	5.26	a1.25	7.76	Seyvier.....	13.38	15.75	0.82
Garfield.....	7.21	a20.17	52.10	Summit.....	8.50	2.13	1.41
Grand (e).....				Tooele.....	16.07	0.10	38.37
Iron.....	54.00	a0.02	65.00	Uinta.....	7.30	a2.50	7.79
Juab.....	10.12	4.04	29.30	Utah.....	14.50	21.80	19.37
Kane.....	8.13	f8.13	f8.13	Wasatch.....	14.00	8.10	8.51
Millard.....	12.65	b9.53	11.96	Washington.....	40.50	8.50	15.00
Morgan.....	2.22	10.61	1.20	Wober.....	8.00	14.94	25.01

a 1882.*b* 1884.*c* Organized in 1890.*d* 1881.*e* 1888.*f* Mortgages only in 1886.*g* No data.*h* 1886.

REAL ESTATE MORTGAGES.

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

VERMONT.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
The State	\$13.61	\$15.09	\$14.40	Grand Isle.....	\$21.20	\$22.00	\$20.18
Addison.....	13.46	13.46	15.09	Lamoille.....	10.20	11.75	9.10
Bennington.....	11.35	10.00	12.05	Orange.....	11.50	10.11	9.88
Chittenden.....	9.88	9.74	8.74	Orleans.....	9.90	8.07	10.49
Essex.....	33.41	32.64	32.81	Rutland.....	29.65	55.78	51.00
Franklin.....	5.44	4.11	4.88	Washington.....	9.80	8.19	10.76
	16.58	16.28	11.50	Windham.....	0.03	8.88	7.45
				Windsor.....	10.60	10.77	8.29

VIRGINIA.

The State	5.97	5.22	6.00	King William.....	5.17	4.15	7.08
Accomac.....	6.52	6.09	9.00	Lancaster.....	6.64	10.63	11.13
Aleamarie.....	6.28	6.72	8.98	Lee.....	9.97	2.57	30.71
Alexandria.....	13.87	9.67	12.75	London.....	11.20	12.32	7.82
Alleghany.....	2.50	11.41	2.21	Louisa.....	4.30	2.34	15.03
Arlina.....	3.10	4.19	2.81	Lunenburg.....	2.34	2.26	2.67
Amherst.....	5.18	4.55	3.58	Madison.....	5.13	6.37	0.50
Appomattox.....	8.95	4.14	4.73	Mathews.....	7.27	5.51	10.00
Augusta.....	9.00	12.58	12.91	Mecklenburg.....	2.51	3.34	1.73
Bath.....	1.09	2.13	1.44	Middlesex.....	6.30	7.63	6.41
Bedford.....	5.57	4.60	0.72	Montgomery.....	8.00	5.83	9.46
Bland.....	3.21	4.59	2.00	Nansemond.....	4.77	3.86	4.09
Botetourt.....	12.10	4.68	7.35	Nelson.....	2.48	1.20	4.92
Brunswick.....	1.00	1.68	2.08	New Kent.....	3.53	4.09	3.82
Buchanan.....	0.82	0.08	0.03	Norfolk.....	12.28	10.22	20.40
Buckingham.....	2.85	3.79	2.63	Northampton.....	7.02	5.52	7.46
Campbell.....	4.50	4.48	8.47	Northumberland.....	7.23	7.50	8.47
Caroline.....	8.60	5.13	1.94	Notoway.....	3.07	2.75	3.53
Carroll.....	2.52	2.09	2.03	Orange.....	5.51	6.70	3.72
Charles City.....	4.36	6.20	1.03	Pago.....	11.26	7.23	0.74
Charlotte.....	3.16	3.50	3.75	Patrick.....	2.27	2.14	1.88
Chesterfield.....	7.06	5.81	10.14	Petersburg city (a).....	4.05	4.05	5.40
Clarko.....	7.74	7.95	5.54	Pittsylvania.....	5.24	4.27	4.41
Craig.....	1.01	1.58	5.86	Princ Edward.....	3.08	3.46	6.20
Culpeper.....	6.41	5.01	6.02	Prince George.....	3.63	2.61	8.52
Cumberland.....	3.88	2.90	4.50	Princess Anne.....	9.02	5.25	14.54
Dickenson.....	1.51	0.72	4.50	Prince William.....	5.82	5.85	7.01
Dinwiddie.....	3.37	2.72	8.41	Pulaski.....	7.07	9.43	10.34
Elizabeth City.....	21.57	55.04	37.47	Rappahannock.....	5.44	2.33	3.20
Essex.....	9.21	3.70	2.84	Richmond.....	3.24	3.81	2.15
Fairfax.....	0.24	11.11	0.28	Roanoke.....	28.16	8.55	61.48
Fauquier.....	8.25	4.89	9.32	Rockbridge.....	12.57	14.77	8.55
Floyd.....	4.71	3.37	3.53	Rockingham.....	9.68	10.24	7.86
Fluvanna.....	5.03	4.02	4.87	Russell.....	8.37	7.80	5.82
Franklin.....	4.88	0.97	4.82	Scott.....	6.78	2.00	30.09
Frederick.....	7.74	6.03	11.80	Shenandoah.....	12.32	10.47	15.06
Giles.....	6.05	10.58	6.75	Smyth.....	7.83	5.83	5.73
Gloucester.....	4.88	4.05	8.51	Southampton.....	2.56	1.06	3.42
Goochland.....	0.88	5.60	2.00	Spottsylvania.....	5.86	3.40	2.04
Grayson.....	3.52	7.08	4.60	Stafford.....	3.21	2.04	4.19
Groene.....	3.85	8.84	8.02	Surry.....	8.85	8.38	8.25
Greenville.....	3.48	3.54	1.80	Sussex.....	2.44	1.85	2.53
Halifax.....	3.78	2.40	3.49	Tazewell.....	7.75	8.50	11.38
Hanover.....	4.44	3.70	5.26	Warren.....	7.56	4.60	0.88
Henrico.....	21.01	20.18	23.64	Warwick.....	11.05	8.00	6.59
Henry.....	2.85	2.53	8.12	Washington.....	6.27	6.46	6.93
Highland.....	5.71	5.70	1.48	Westmoreland.....	4.80	2.60	8.65
Isle of Wight.....	3.17	2.17	3.12	Wise.....	7.07	8.94	11.79
James City.....	3.81	3.07	1.94	Wythe.....	9.08	7.25	10.35
King and Queen.....	3.48	4.14	4.29	York.....	7.17	0.98	9.56
King George.....	2.86	5.27	2.35				

^a No mortgage on acres.

WASHINGTON.

The State	7.28	4.50	11.80	Lewis.....	5.14	3.55	5.13
Adams.....	2.54	3.00	2.40	Lincoln.....	3.54	3.01	4.00
Asotin.....	3.00	33.52	2.83	Mason.....	6.30	c12.90	3.84
Chehalis.....	5.24	2.03	7.00	Okanogan.....	4.48	c23.10	3.12
Clallam.....	5.27	2.66	4.80	Pacific.....	7.04	2.76	7.40
Clarko.....	6.38	3.46	11.20	Pierce.....	12.94	4.82	17.90
Columbia.....	7.00	6.11	7.01	San Juan.....	4.41	3.79	5.84
Cowlitz.....	6.25	3.90	4.51	Skagit.....	7.08	63.74	9.02
Douglas.....	2.55	33.00	2.50	Skamania.....	4.30	8.04	3.05
Franklin.....	3.04	33.39	4.55	Snohomish.....	5.37	2.59	7.61
Garfield.....	4.89	c3.77	6.03	Spokane.....	7.18	3.10	15.52
Island.....	5.45	2.27	7.50	Stevens.....	7.34	8.19	5.54
Jefferson.....	10.60	1.87	17.15	Thurston.....	4.85	3.87	6.04
King.....	25.19	7.87	72.87	Wahkiakum.....	5.11	2.31	5.91
Kitsap.....	5.41	5.10	5.66	Walla Walla.....	7.70	8.20	7.11
Kittitas.....	7.32	2.78	10.31	Whatcom.....	6.28	9.91	6.01
Klickitat.....	4.63	6.55	4.26	Whitman.....	4.90	2.70	6.51
				Yakima.....	4.46	c1.08	5.03

TABLE 56.—AVERAGE AMOUNT OF MORTGAGE DEBT PLACED ON AN ACRE COVERED DURING 1880, 1889, AND DURING THE DECADE 1880 TO 1889, BY COUNTIES—Continued.

WEST VIRGINIA.

COUNTIES.	Average for 10 years, 1880-1889.	1880	1889	COUNTIES.	Average for 10 years, 1880-1889.	1880	1889
The State	\$5.22	\$6.23	\$3.50	Mason	\$8.03	\$7.98	\$7.44
Barbour	11.32	7.91	8.48	Marshall	2.73	2.14	2.57
Berkley	11.02	12.03	9.65	Mineral	0.94	0.37	4.94
Boone	1.67	2.26	4.35	Monongalia	0.80	5.28	9.20
Braxton	2.68	2.80	3.10	Monroe	4.34	7.45	5.44
Brooke	24.12	41.66	27.65	Morgan	9.11	2.84	3.06
Cabell	5.63	3.34	6.38	Nicholas	1.40	2.56	2.78
Calhoun	3.85	2.02	3.82	Pendleton	40.34	26.74	32.81
Clay	1.61	1.87	1.14	Pleasants	2.80	2.78	2.24
Doddridge	5.95	5.48	6.02	Pocahontas	6.91	11.17	11.21
Fayette	15.11	21.25	5.11	Preston			
Gilmor	3.51	2.31	3.16	Putnam			
Grant	4.01	5.09	2.02	Raleigh			
Greenbrier	4.74	4.15	1.36	Randolph			
Hampshire	8.16	3.70	2.43	Ritchie			
Hancock	16.65	14.55	16.73	Roane			
Hardy	4.72	3.20	6.09	Summers			
Harrison	14.08	15.30	12.04	Taylor			
Jackson	4.90	0.00	5.04	Tucker			
Jefferson	17.97	18.28	18.20	Tyler			
Kanawha	6.24	4.03	11.11	Upshur			
Lewis	8.56	8.86	7.44	Wayne			
Lincoln	1.40	2.03	2.80	Webster			
Logan	1.10	1.70	0.92	Wetzel			
McDowell	0.96	0.16	0.74	Wirt			
Marion	17.43	10.65	10.35	Wood			
Marshall	15.36	11.25	14.36	Wyoming			

WISCONSIN.

The State	8.01	7.73	10.00	Lincoln	3.20	1.97	3.96
Adams	2.86	2.04	2.97	Manitowoc	12.00	8.73	12.32
Ashland	7.00	2.40	5.32	Marathon	4.61	4.20	4.28
Barron	4.32	4.47	4.01	Marinette	4.97	3.49	4.11
Bayfield	9.31	2.78	0.42	Marquette	3.86	9.22	4.20
Brown	7.94	5.82	8.70	Milwaukee	90.45	43.61	143.13
Buffalo	4.34	4.12	4.23	Monroe	4.84	4.34	5.32
Burnett	4.83	6.07	3.19	Oconto	3.47	3.02	3.50
Columbia	13.00	11.00	14.68	Ozaukee	4.06	4.12	3.03
Chippewa	5.05	4.88	5.88	Outagamie	9.90	8.50	9.74
Clark	5.58	7.20	3.41	Ozaukee	17.25	14.08	17.84
Columbia	9.50	7.07	10.91	Pepin	4.58	5.13	4.14
Crawford	3.76	3.00	3.87	Pierce	7.11	7.20	0.47
Dane	13.05	10.74	14.88	Polk	4.18	3.46	4.73
Dodge	17.09	15.40	14.44	Portage	4.22	4.51	4.00
Door	4.03	3.47	5.23	Price	4.79	2.44	12.63
Douglas	10.25	8.41	20.72	Racine	17.88	14.13	21.10
Dunn	4.85	4.11	5.03	Richland	5.70	4.60	6.13
Eau Claire	0.77	5.54	5.70	Rock	17.42	14.10	18.01
Florence	7.00	8.00	1.40	St. Croix	7.20	6.94	8.92
Fond du Lac	10.20	14.15	18.01	Sauk	7.53	6.72	6.56
Forest	7.20	0.21	1.07	Sawyer	7.34	41.80	5.87
Grant	0.05	7.08	12.17	Shawano	8.98	8.60	4.21
Green	14.03	13.05	17.84	Shenoygan	18.77	13.88	20.53
Green Lake	11.88	10.18	12.18	Taylor	4.47	3.33	2.82
Iowa	7.09	0.22	7.00	Trempealeau	4.03	8.98	4.36
Jackson	5.98	4.70	4.06	Vernon	4.73	3.00	4.97
Jefferson	17.00	14.00	10.00	Walworth	18.30	14.68	21.01
Juneau	6.75	6.18	6.04	Washington	6.03	0.86	2.23
Kenosha	17.00	17.22	22.02	Waukesha	17.97	14.50	19.26
Keweenaw	7.55	0.41	7.22	Waupaca	22.52	18.02	24.47
La Crosse	7.95	0.00	8.06	Waushara	5.28	4.30	6.04
Lafayette	12.61	11.94	13.32	Winnebago	4.74	3.34	5.74
Langlade	3.80	2.20	3.17	Wood	16.92	14.07	16.27

^a 1881.

WYOMING.

The State (a)	2.90	8.00	5.85	Johnson	4.35	5.33	5.13
Albany	5.88	6.07	5.61	Laramie	2.48	5.30	5.58
Bighorn (b)	1.07	0.58	0.52	Natrona (g)	0.29	87.10	0.10
Carbon	10.78	624.54	5.08	Sheridan			
Converse	8.91	23.04	4.68	Sweetwater	2.55	2.07	18.75
Crook	8.70	69.27	7.30	Uinta	1.28	1.25	2.20
Fremont				Weston (g)			

^a Admitted as a state July 10, 1890.^b Not organized January 1, 1890; the mortgages for this county are included in Fremont, Johnson, and Sheridan counties.^c 1887.^d 1885.^e 1884.^f 1883.^g No mortgages on acres.

ELEVENTH CENSUS OF THE UNITED STATES.

REAL ESTATE MORTGAGES.

MAPS OF STATES AND TERRITORIES

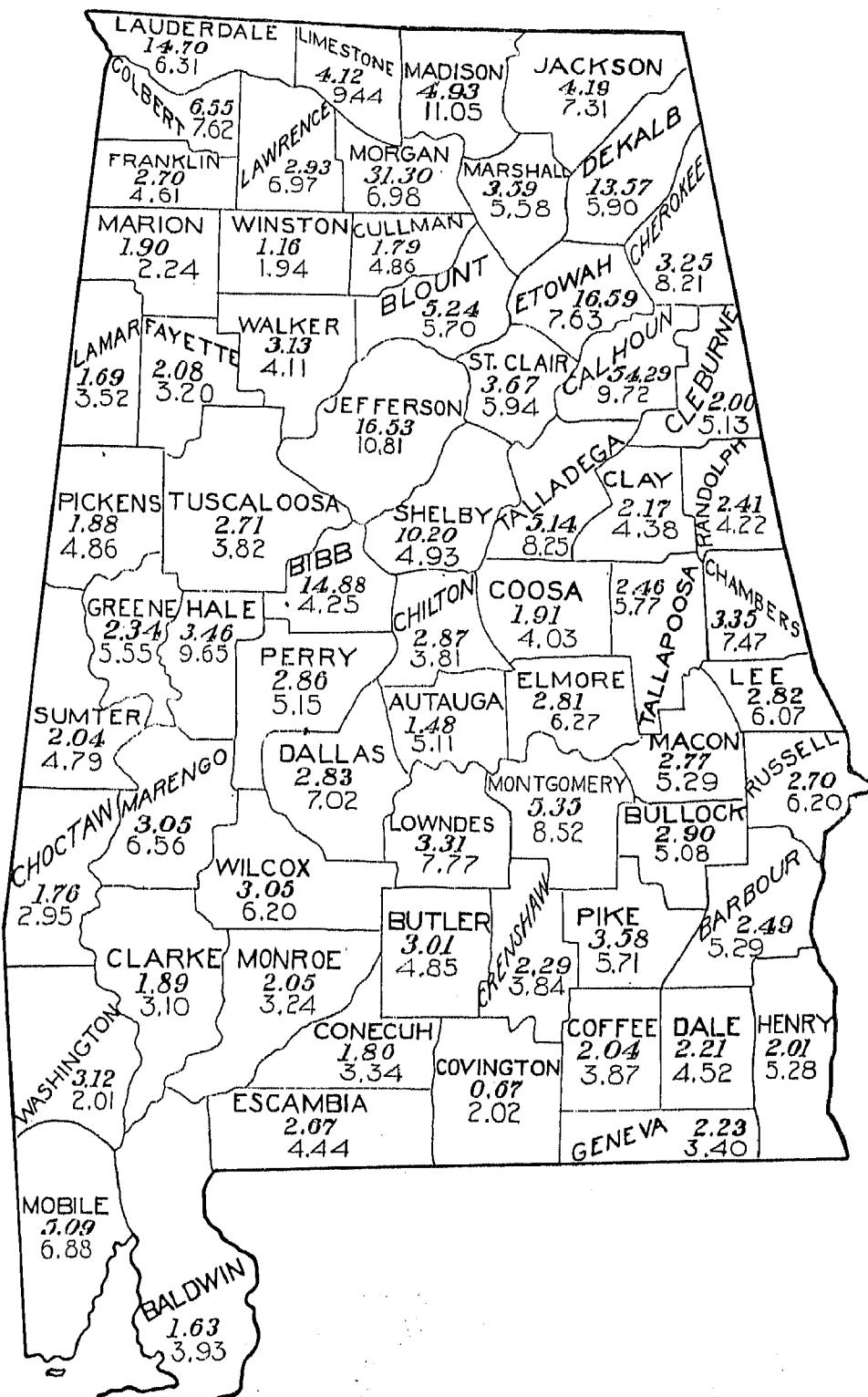
SHOWING BY COUNTIES THE AVERAGE AMOUNT OF MORTGAGE DEBT
PLACED ON AN INCUMBERED ACRE DURING 1889, AND THE
AVERAGE VALUE OF A FARM ACRE IN 1890.

LEGEND.

- § *Upper figures* = AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
- § Lower figures = AVERAGE VALUE OF A FARM ACRE.

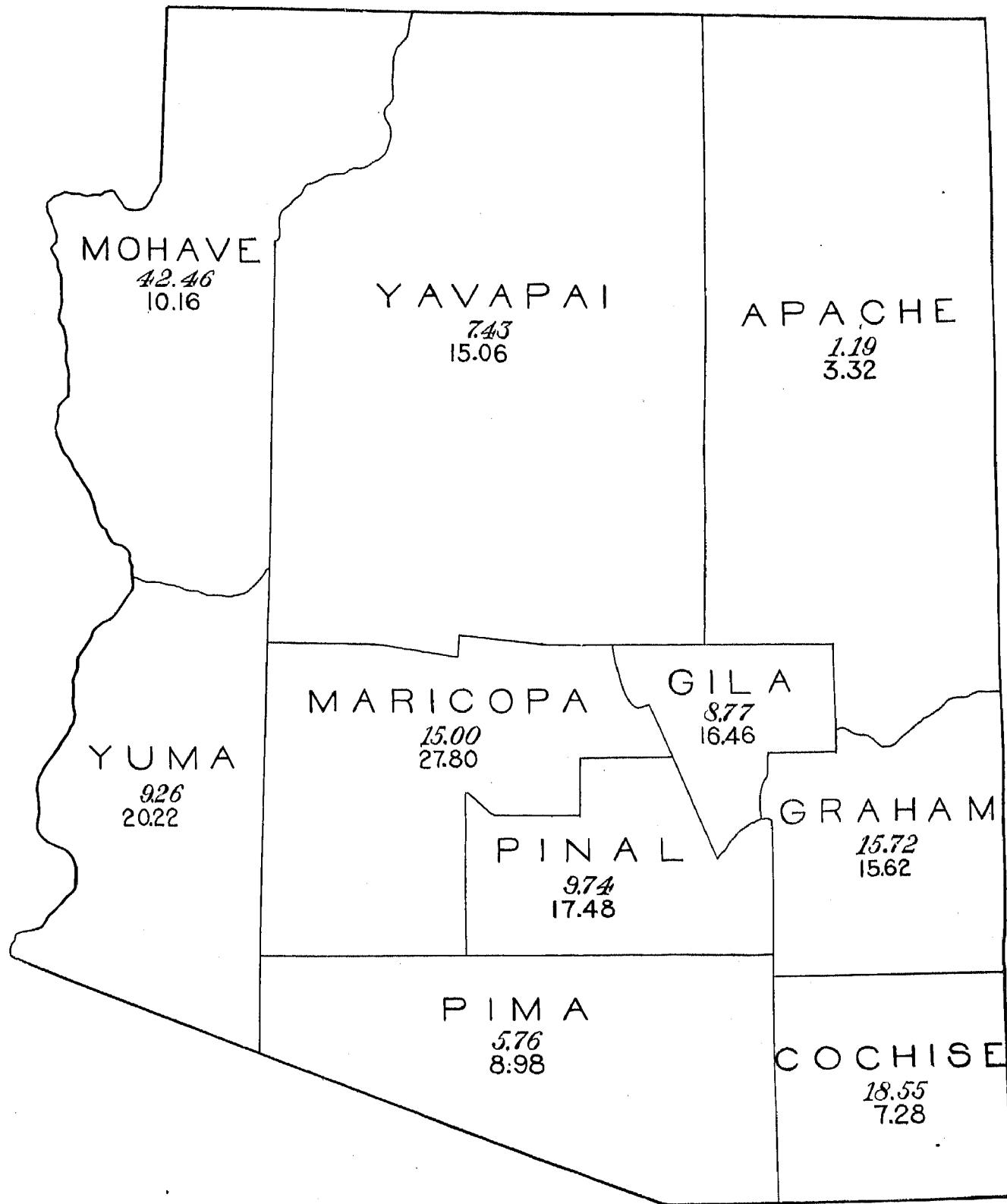
ALABAMA.

\$4.29—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$5.59—AVERAGE VALUE OF A FARM ACRE.



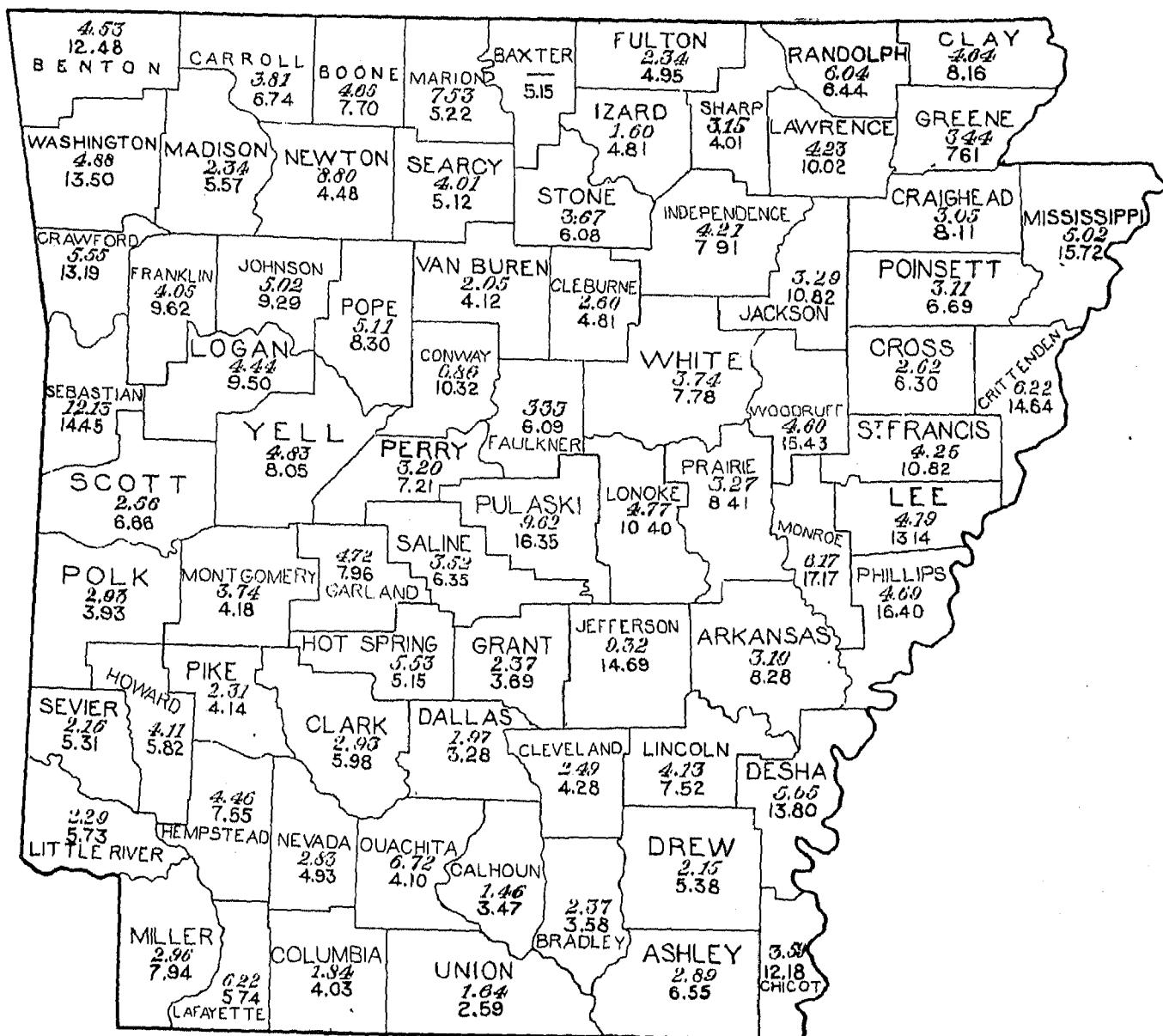
ARIZONA.

\$9.84—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$5.57—AVERAGE VALUE OF A FARM ACRE.



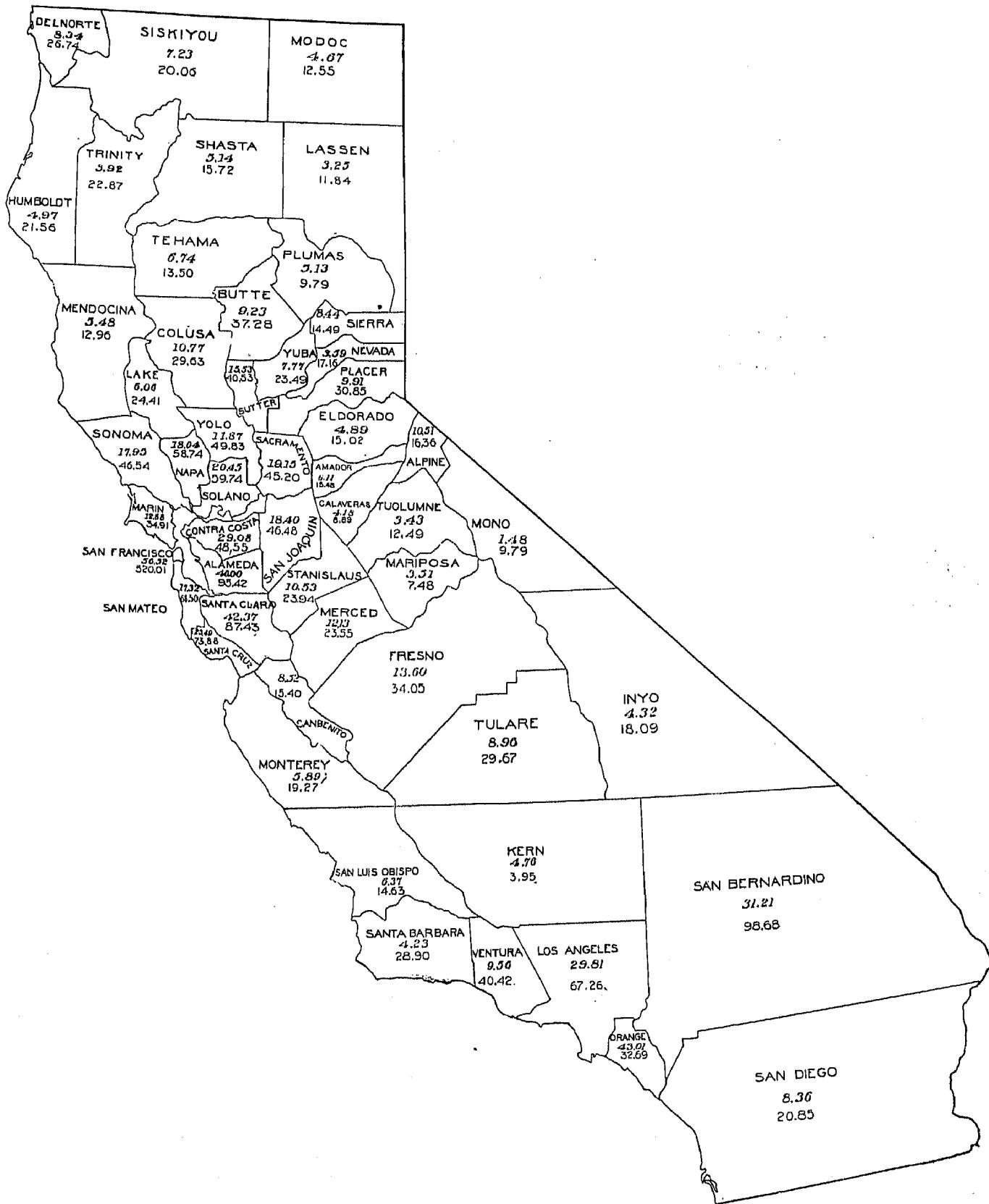
ARKANSAS.

\$4.50—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$7.96—AVERAGE VALUE OF A FARM ACRE.



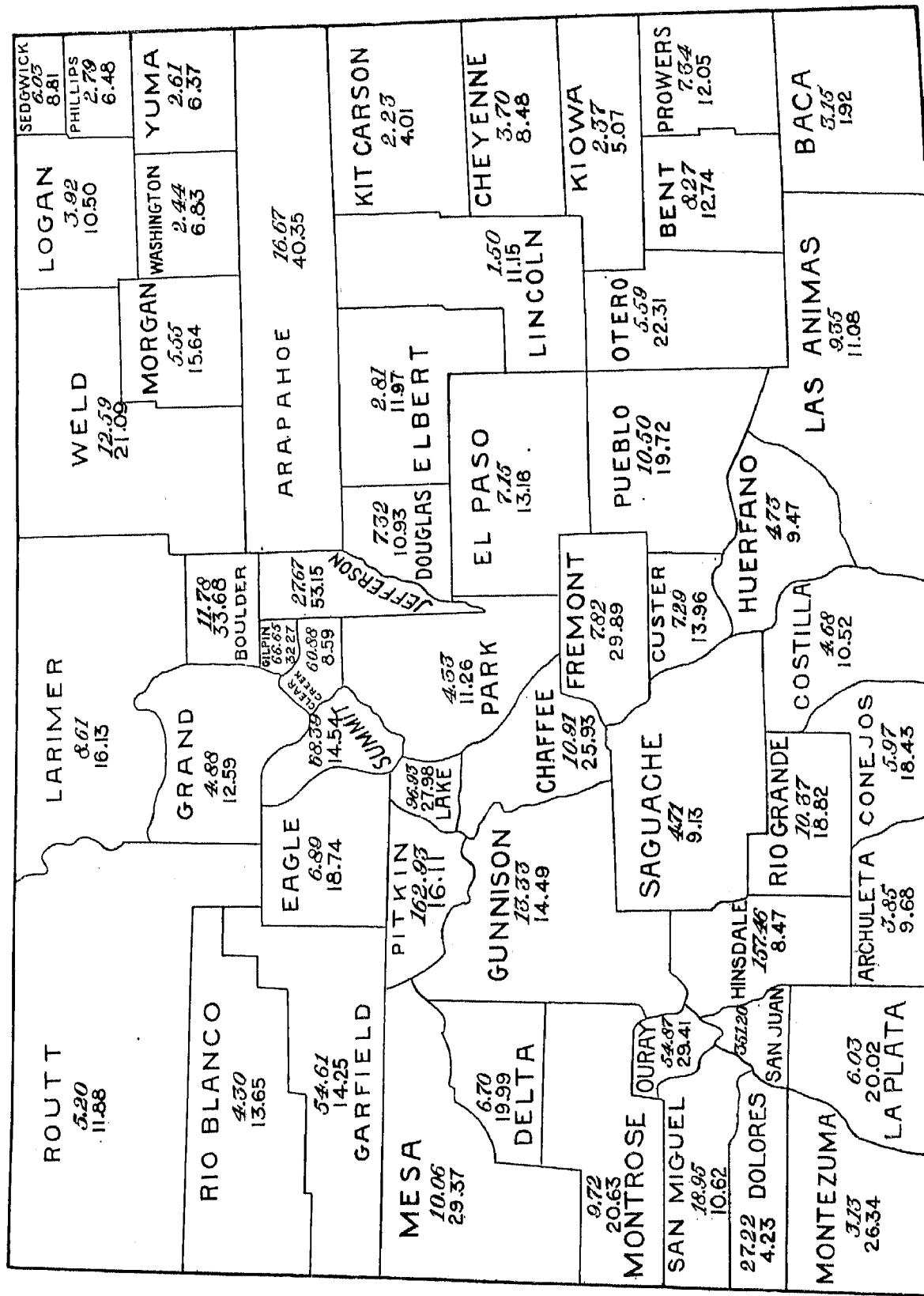
CALIFORNIA.

\$11.58—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
 \$32.53—AVERAGE VALUE OF A FARM ACRE.



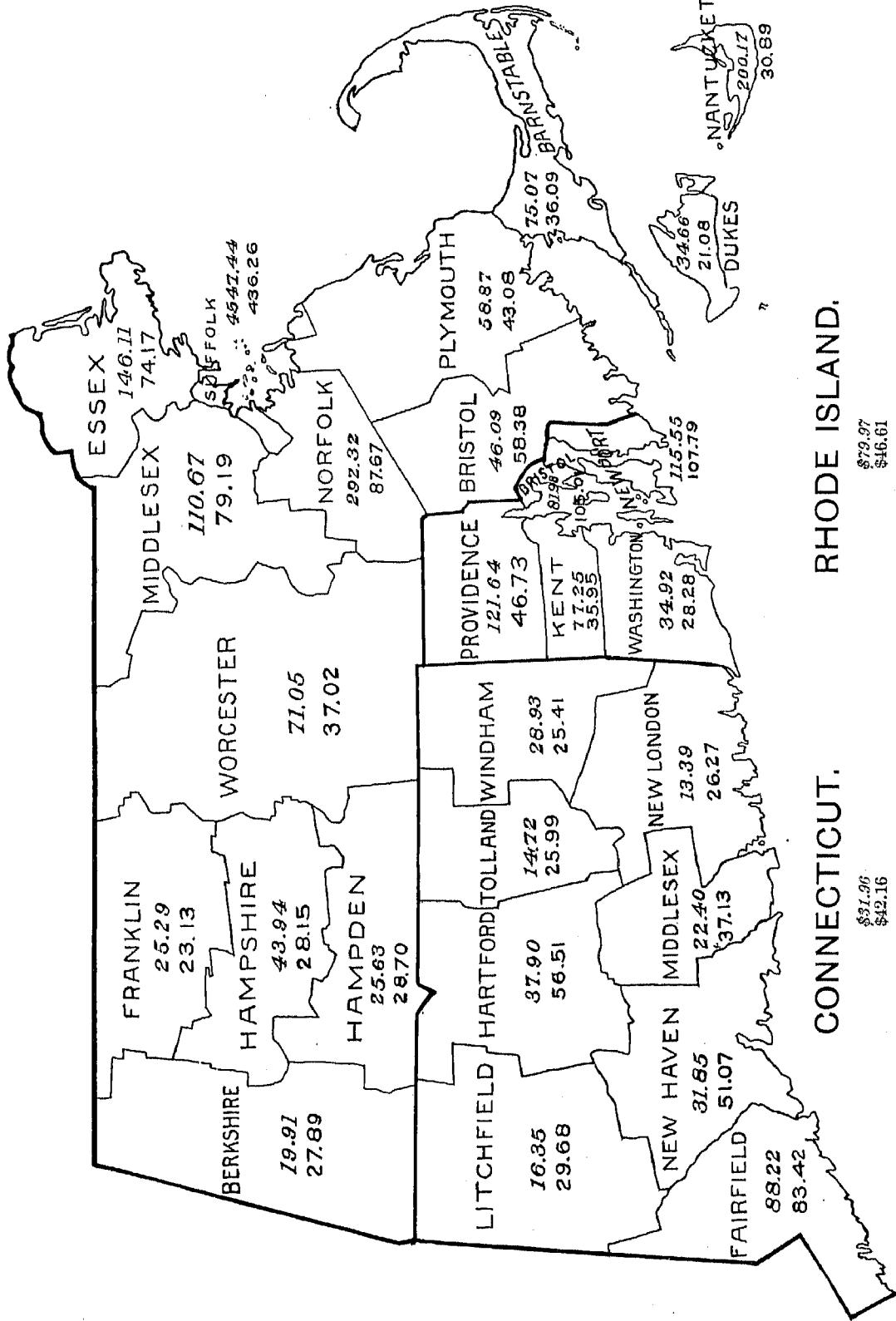
COLORADO.

\$9.92—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$18.49—AVERAGE VALUE OF A FARM ACRE.

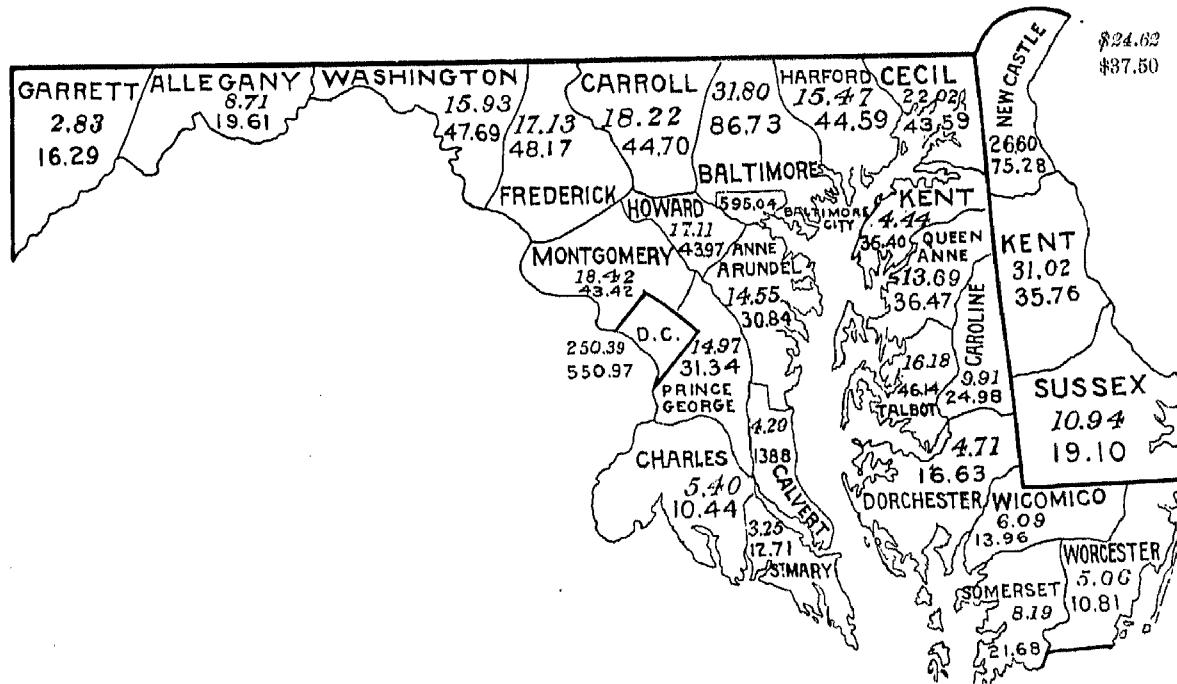


MASSACHUSETTS.

\$64.78—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$42.54—AVERAGE VALUE OF A FARM ACRE.



DELAWARE.

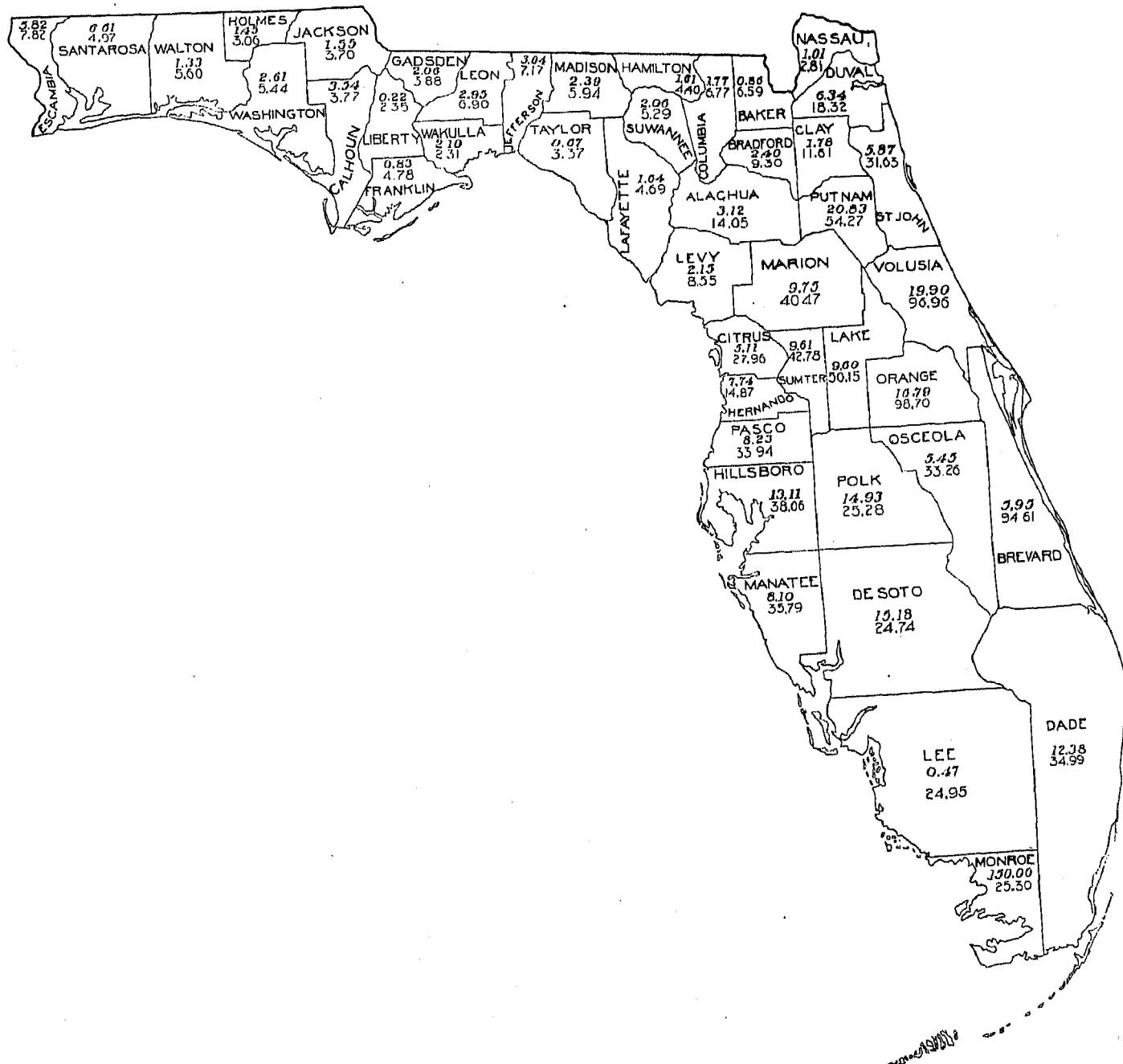


MARYLAND.

\$13.06—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$35.35—AVERAGE VALUE OF A FARM ACRE.

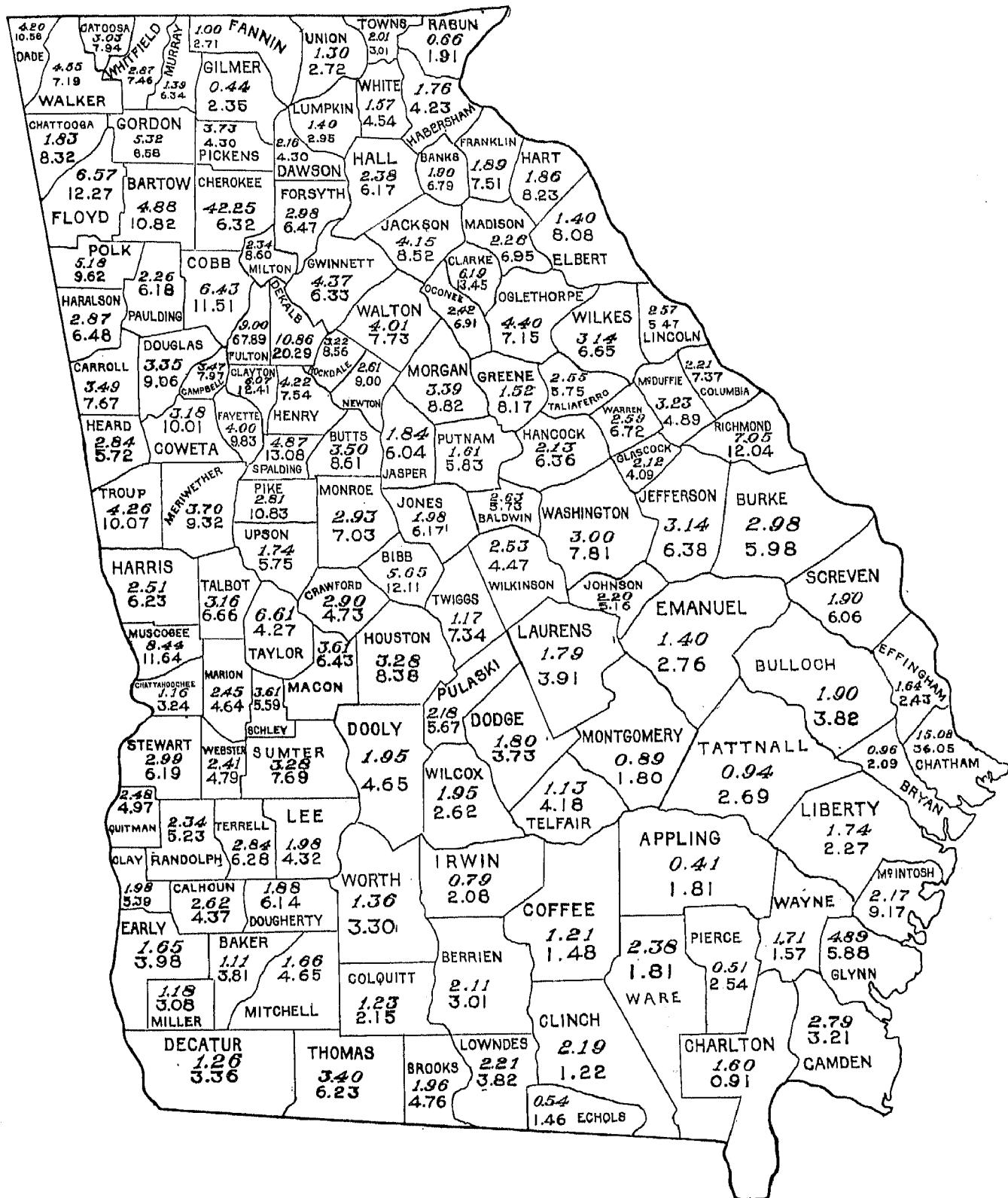
FLORIDA.

\$4.78—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$19.80—AVERAGE VALUE OF A FARM ACRE.



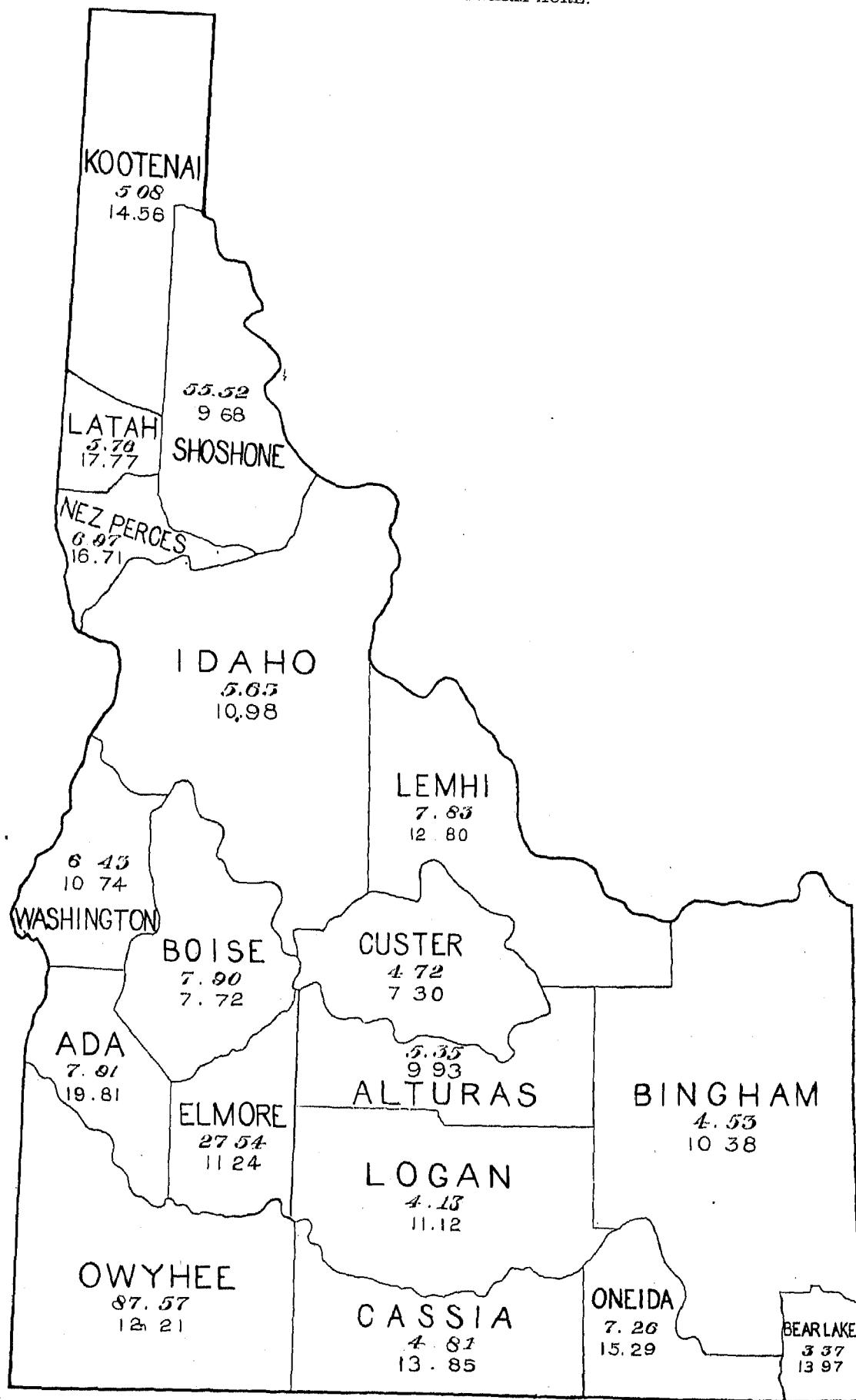
GEORGIA.

\$2.60—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$6.08—AVERAGE VALUE OF A FARM ACRE.



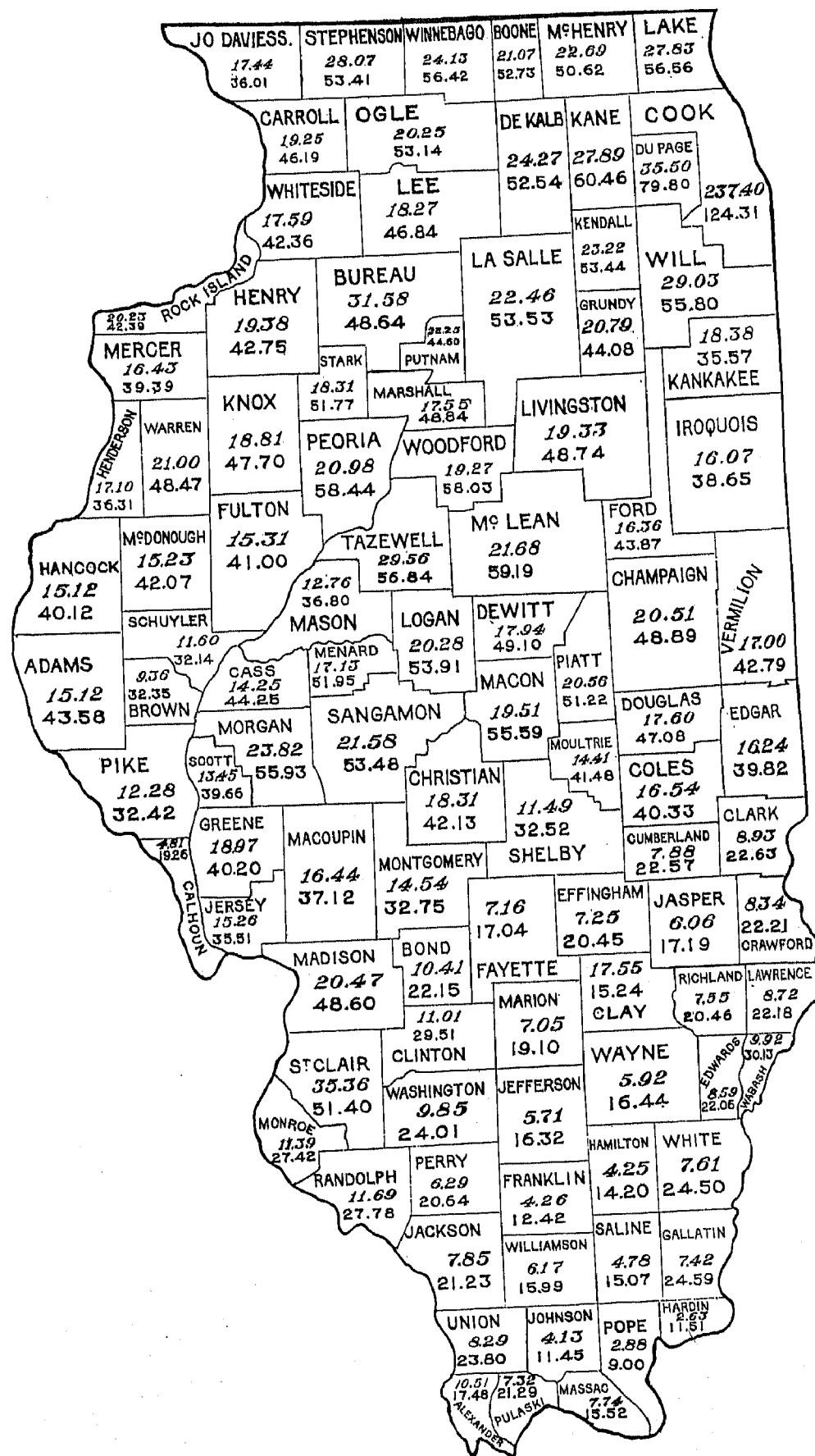
IDAHO.

\$7.72—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$13.39—AVERAGE VALUE OF A FARM ACRE.



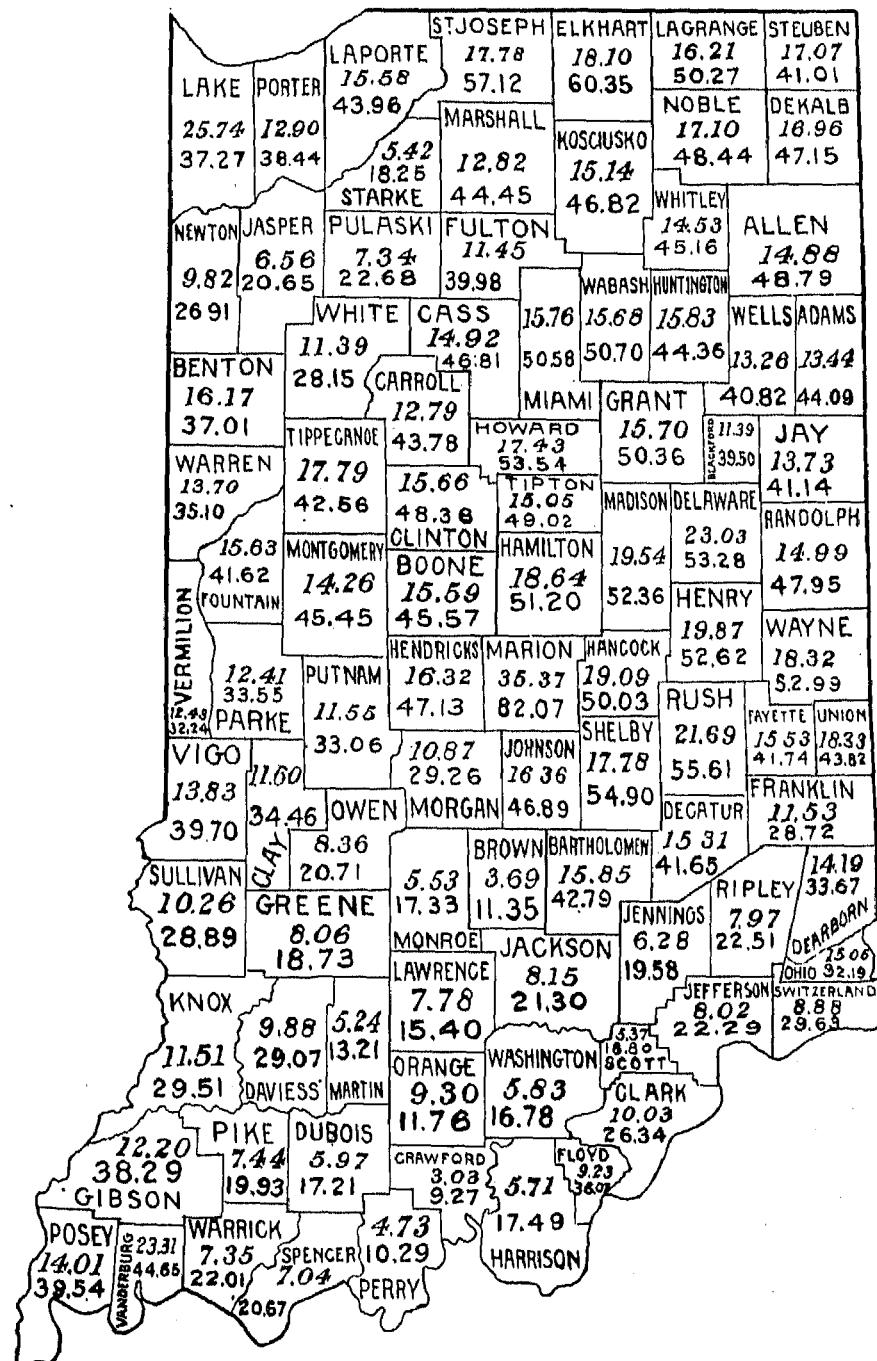
ILLINOIS.

\$19.19—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$41.41—AVERAGE VALUE OF A FARM ACRE.



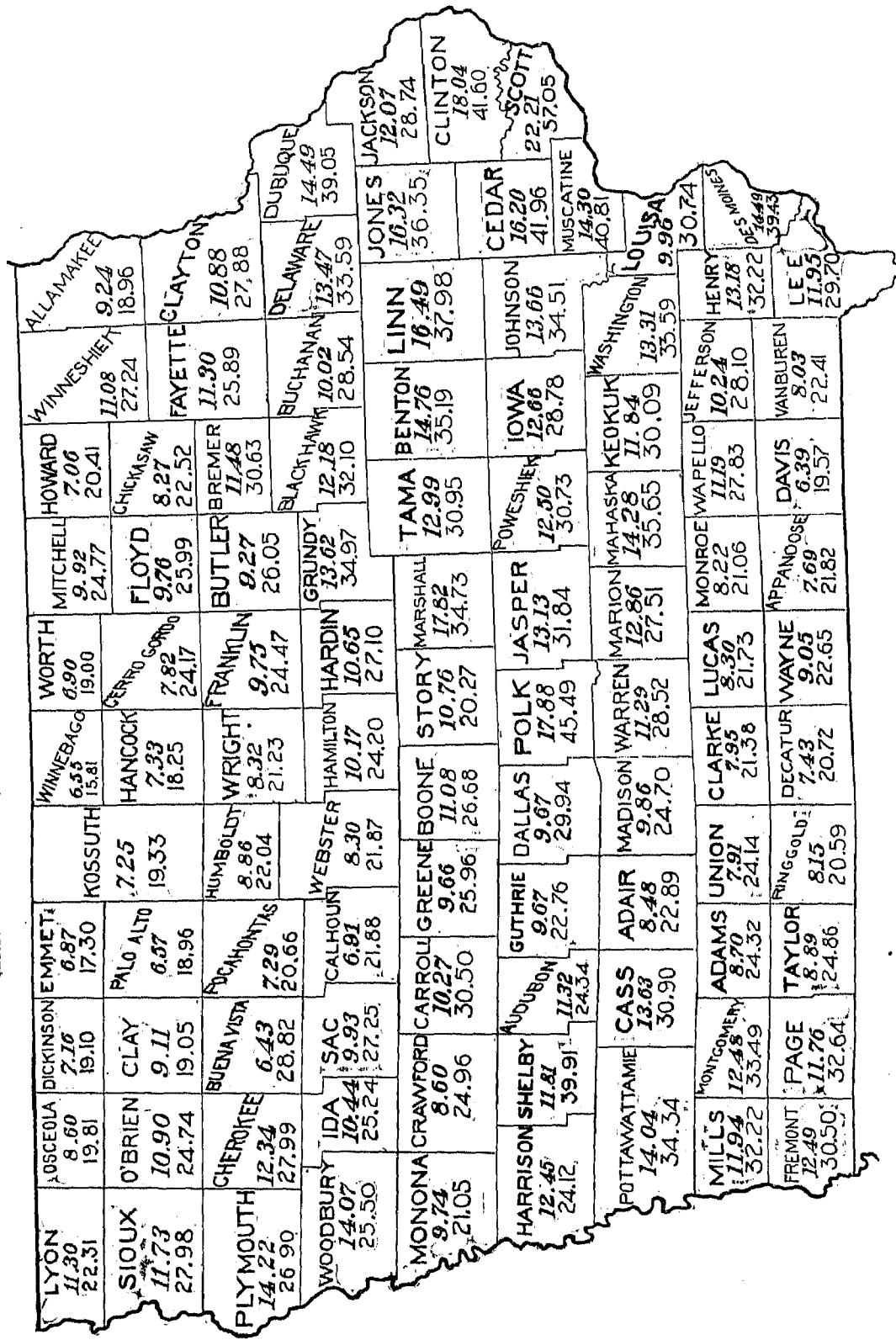
INDIANA.

\$13.28—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$37.07—AVERAGE VALUE OF A FARM ACRE.



IOWA.

\$10.72—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$28.13—AVERAGE VALUE OF A FARM ACRE.



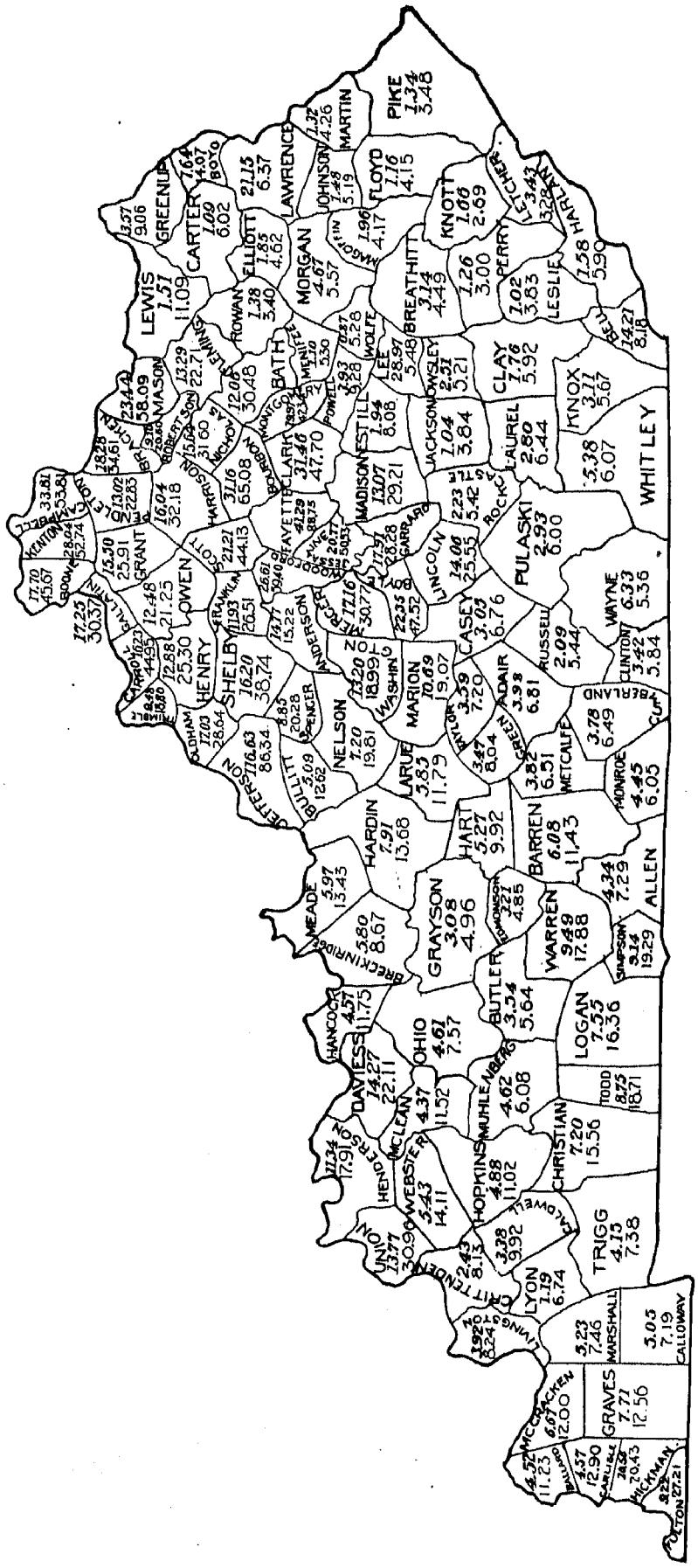
KANSAS.

\$7.47—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$18.53—AVERAGE VALUE OF A FARM ACRE.

CHEYENNE	RAWLINS	DECATUR	NORTON	PHILLIPS	SMITH	JEWELL	REPUBLIC	WASHINGTON	MARSHALL	NEMAHA	BROWN
2.65 6.66	2.93 6.53	3.51 7.53	3.82 9.51	5.29 11.31	5.67 13.21	8.80 17.41	8.15 21.62	7.50 21.19	8.73 23.19	9.49 26.72	11.60 37.08
SHERMAN 2.72 5.89	THOMAS 5.49 5.55	SHERIDAN 3.04 6.09	GRAHAM 5.48 8.11	ROOKS 4.50 8.79	OSBORNE 5.82 11.30	MICHELL 7.86 16.72	CLOUD 10.41 19.44	CLAY 12.52 20.46	POTTAWATOMIE 8.57 19.15	LEAVENWORTH 25.74 27.08	DONIPHAN 11.50 31.0
YALLACE 4.57 6.27	LOGAN 3.25 6.69	GOVE 2.66 15.72	TREGO 5.12 7.32	ELLIS 8.07 10.27	RUSSELL 5.58 10.95	LINCOLN 6.42 13.24	OTTAWA 9.83 18.18	GEARY 6.93 19.06	SHAWNEE 16.02 42.99	JEFFERSON 10.36 27.08	WICHITA 11.26 33.46
GREELEY 2.57 4.58	WICHITA 3.26 4.19	SCOTT 2.90 4.17	LANE 5.53 4.85	NESS 3.19 7.24	RUSH 4.20 9.44	BARTON 5.77 13.59	SALINE 10.72 23.53	MORRIS 10.42 21.16	WAABAUNSEE 6.24 18.83	DOUGLAS 11.59 32.72	WICHITA 11.14 40.14
HAMILTON 2.55 6.14	KEARNEY 2.49 7.46	FINNEY 4.10 9.49	GARFIELD 3.76 7.28	HODGEMAN 2.99 6.63	PAWNEE 4.38 11.76	STAFFORD 6.70 10.43	HARVEY 11.05 25.63	MARION 9.37 21.54	CHASE 8.86 19.95	FRANKLIN 10.70 25.03	MIAMI 9.22 27.91
STANTON 2.41 5.40	GRANT 2.57 5.50	HASKELL 2.75 4.54	FORD 3.64 5.28	GRAY 5.89 9.54	EDWARDS 4.74 9.70	RENO 8.75 18.53	CHASE 8.66 21.38	COWLEY 9.00 18.17	LYON 8.66 21.23	COFFEY 8.72 22.23	ANDERSON 7.64 21.45
MORTON 2.94 5.46	STEVENS 2.51 4.75	SEWARD 5.76 6.97	MEADE 4.93 5.76	CLARK 4.20 7.82	BARBER 5.56 11.75	PRATT 5.82 11.30	SEDGWICK 10.44 29.38	WILSON 8.36 18.17	GREENWOOD 8.73 17.16	WOODSON 6.83 16.34	ALLEN 7.24 20.26
						KINGMAN 6.65 14.43	KINGMAN 10.44 29.38	ELK 7.09 15.27	BOURBON 5.88 21.46	NEOSHO 8.45 20.13	CRAWFORD 16.98 26.87
								COWLEY 9.21 21.24	CHAUTAUQUA 6.55 13.09	MONTGOMERY 8.20 21.11	CHEROKEE 9.23 21.19
											LABETTE 10.02 22.19

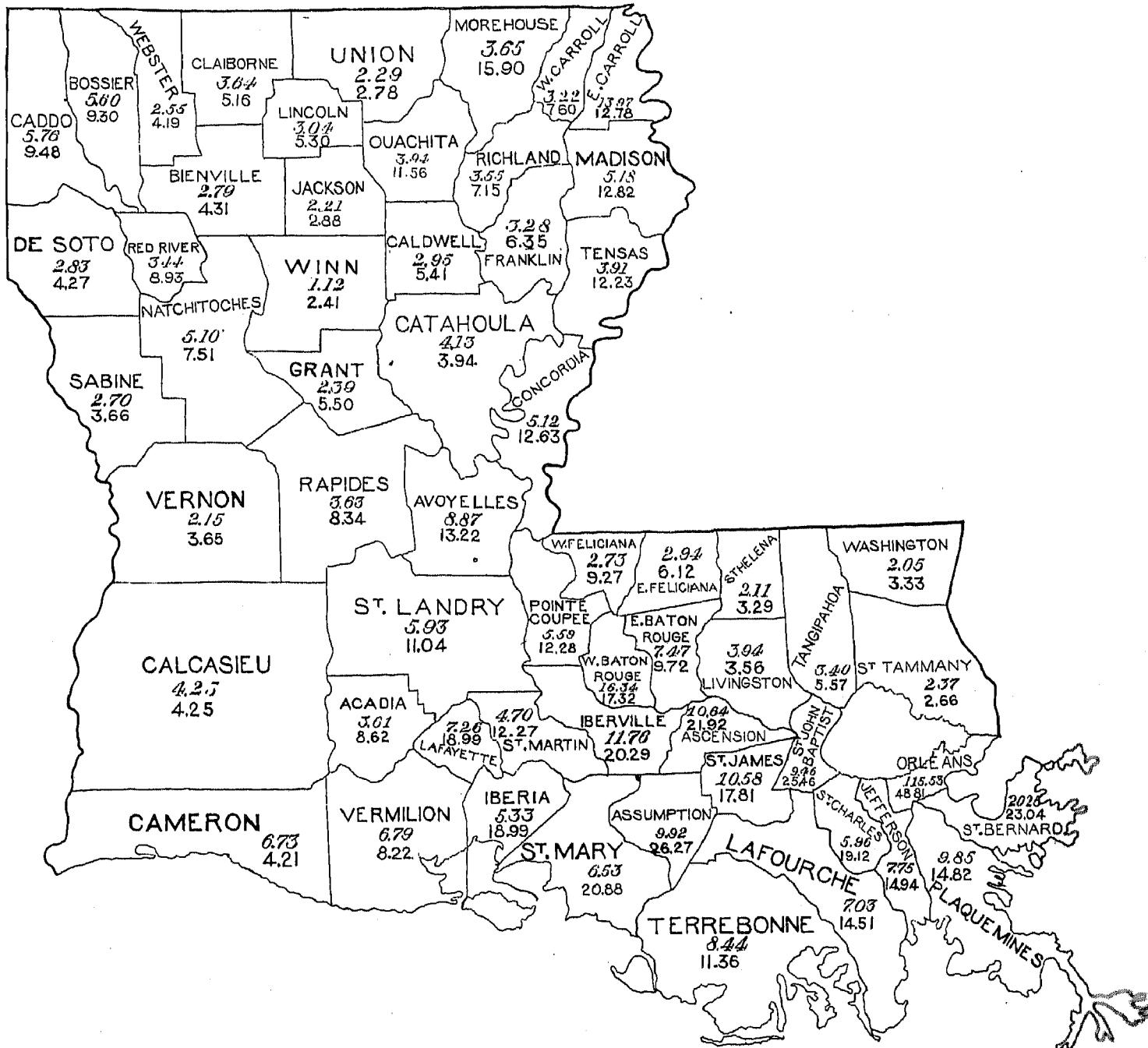
KENTUCKY.

\$9.58—AVERAGE INCUMBERANCE ON AN INCUMBERED ACRE.
\$16.12—AVERAGE VALUE OF A FARM ACRE.



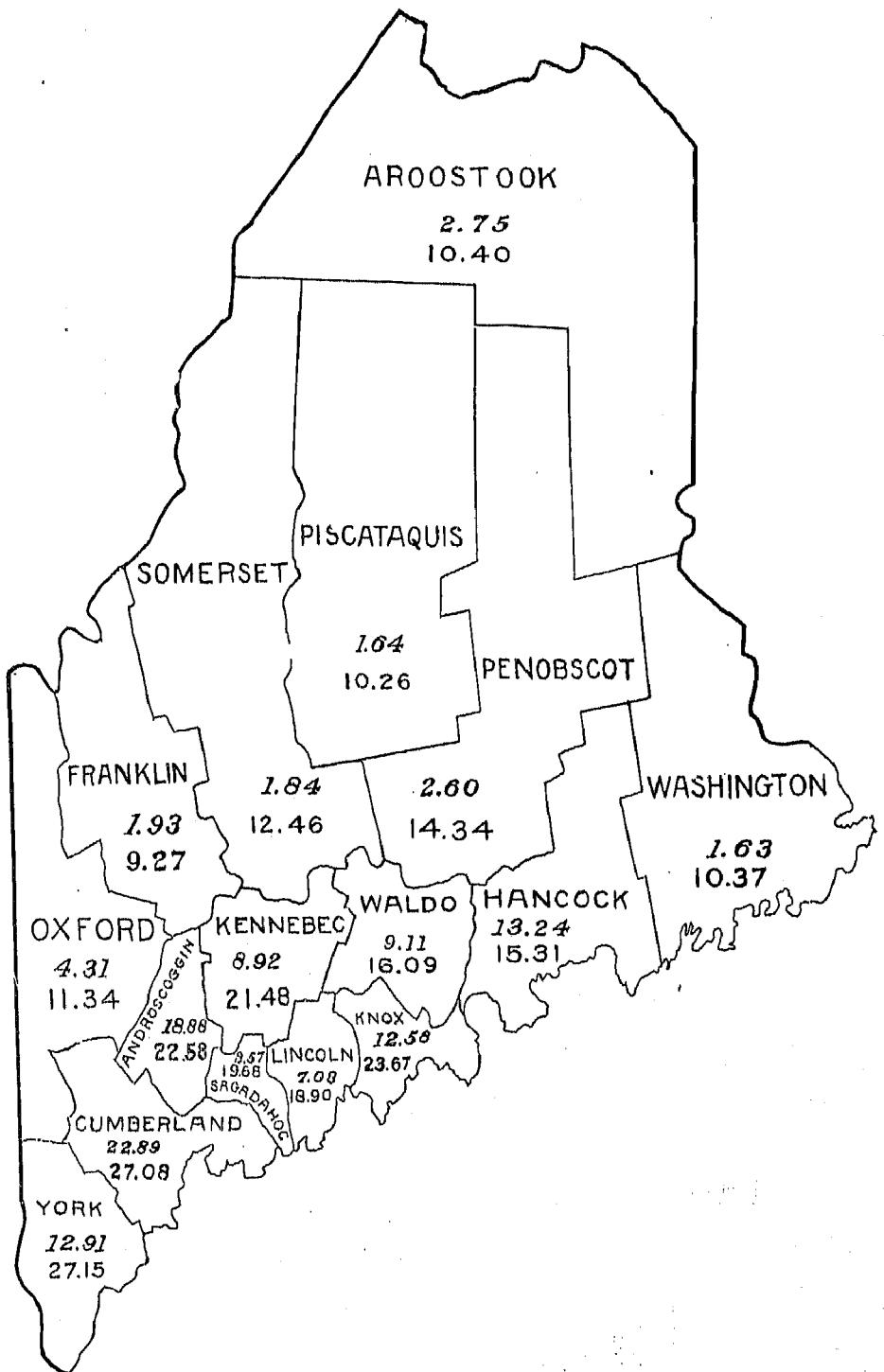
LOUISIANA.

\$5.60—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$8.95—AVERAGE VALUE OF A FARM ACRE.



MAINE.

\$3.89—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$15.95—AVERAGE VALUE OF A FARM ACRE.



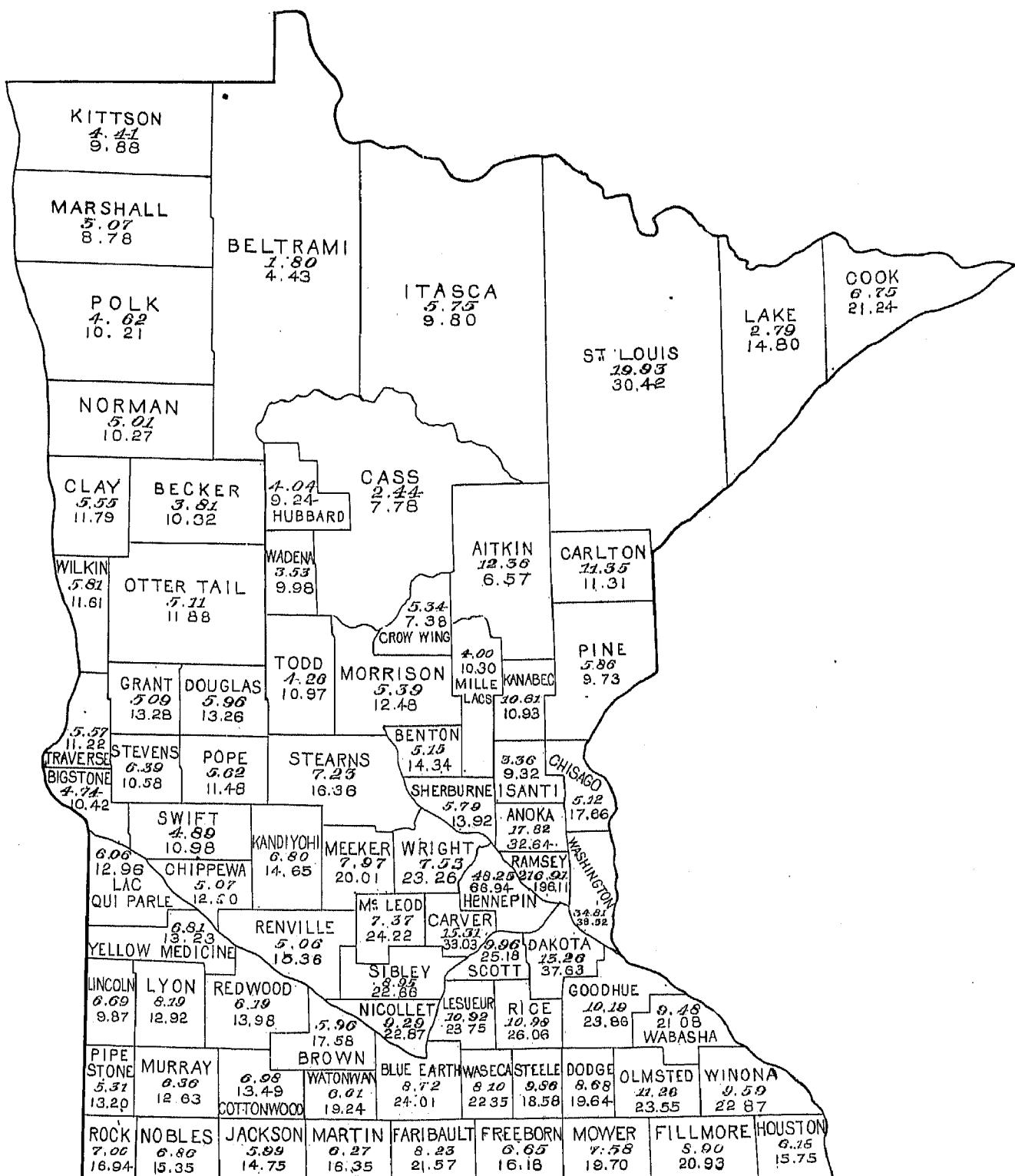
MICHIGAN.

\$11.74—AVERAGE INCUMBRANCE ON AN INCUMBURED ACRE.
\$37.62—AVERAGE VALUE OF A FARM ACRE.



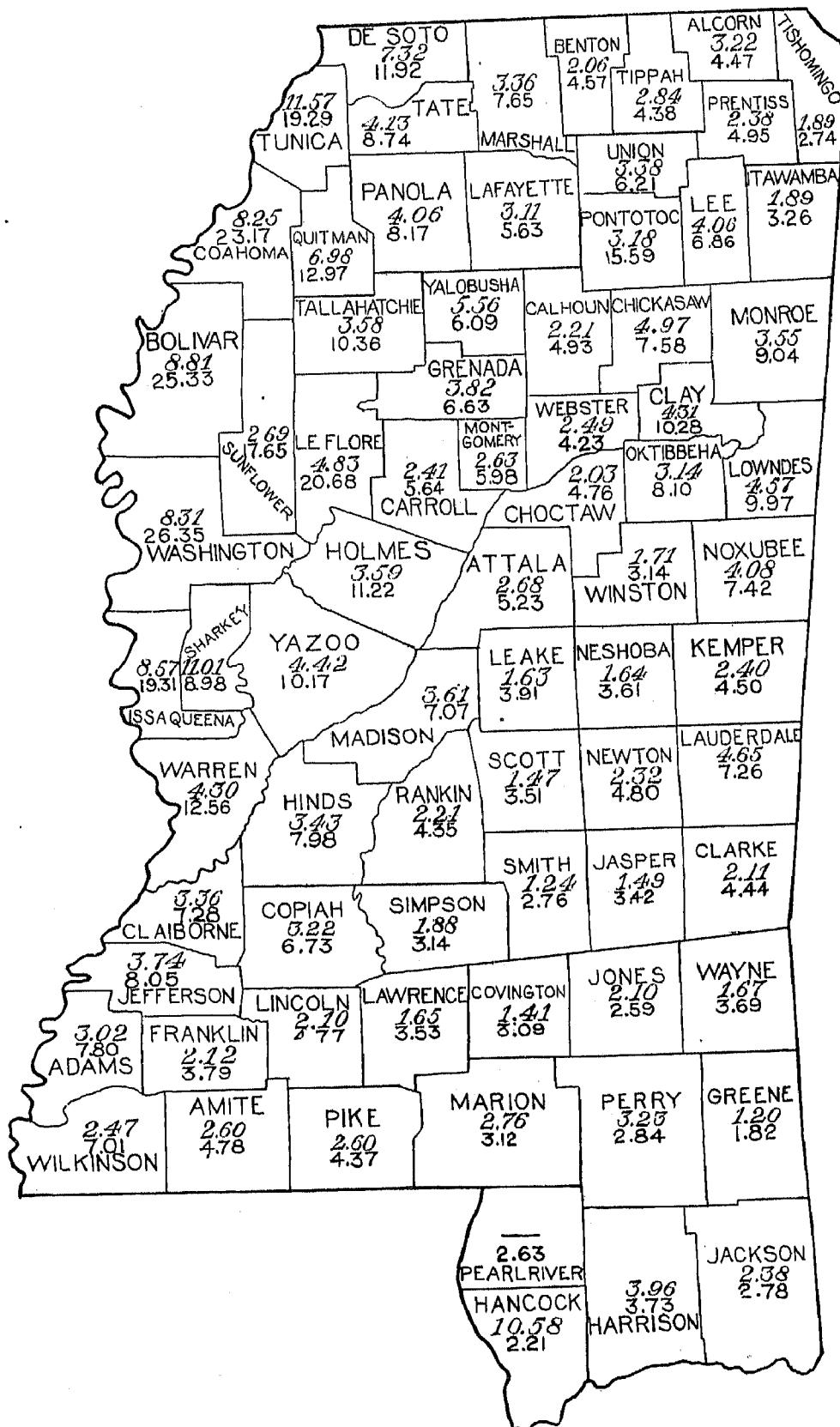
MINNESOTA.

\$7.79—AVERAGE INCUMBERANCE ON AN INCUMBERED ACRE.
\$18.22—AVERAGE VALUE OF A FARM ACRE.



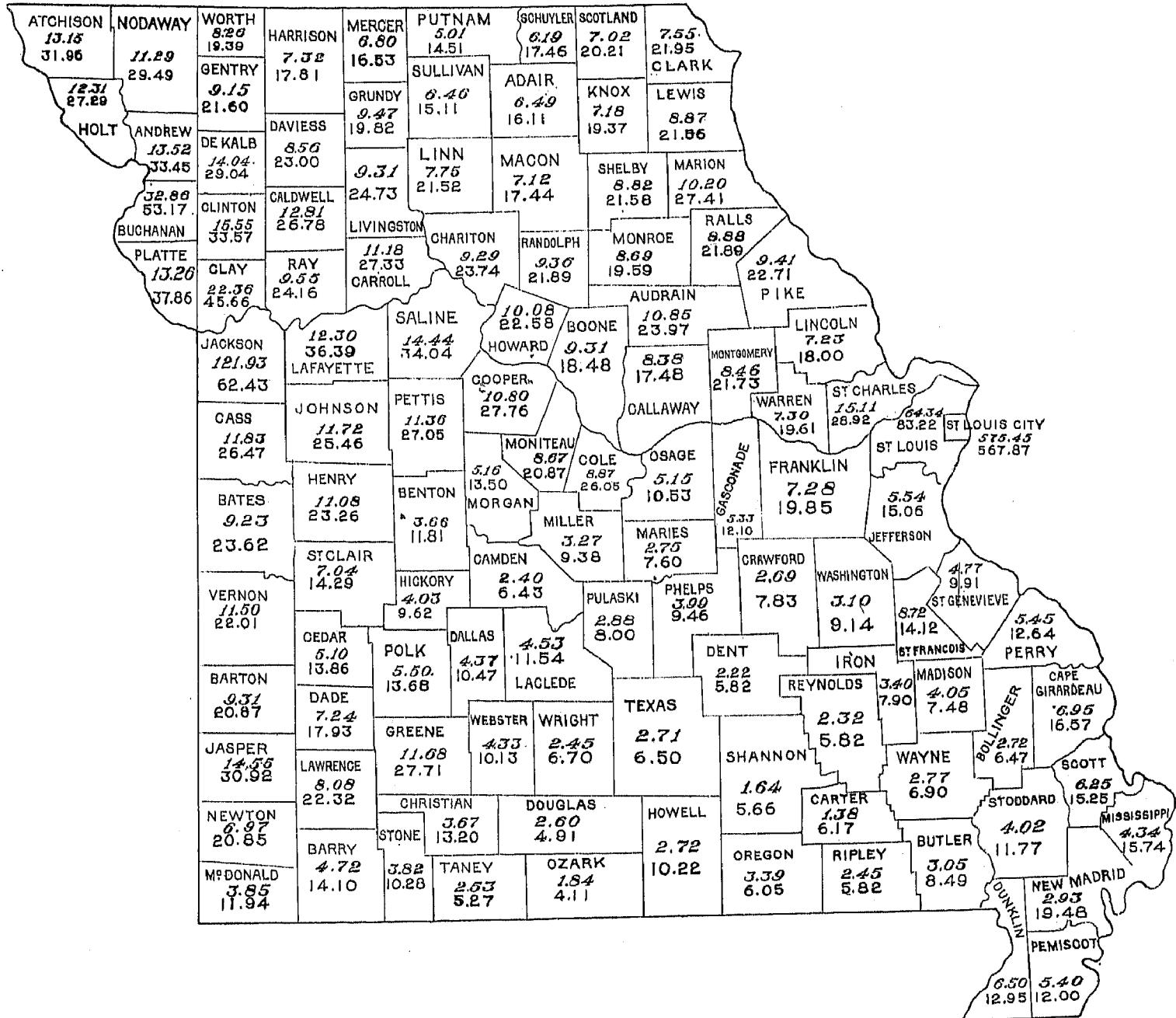
MISSISSIPPI.

\$3.93—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$7.25—AVERAGE VALUE OF A FARM ACRE.



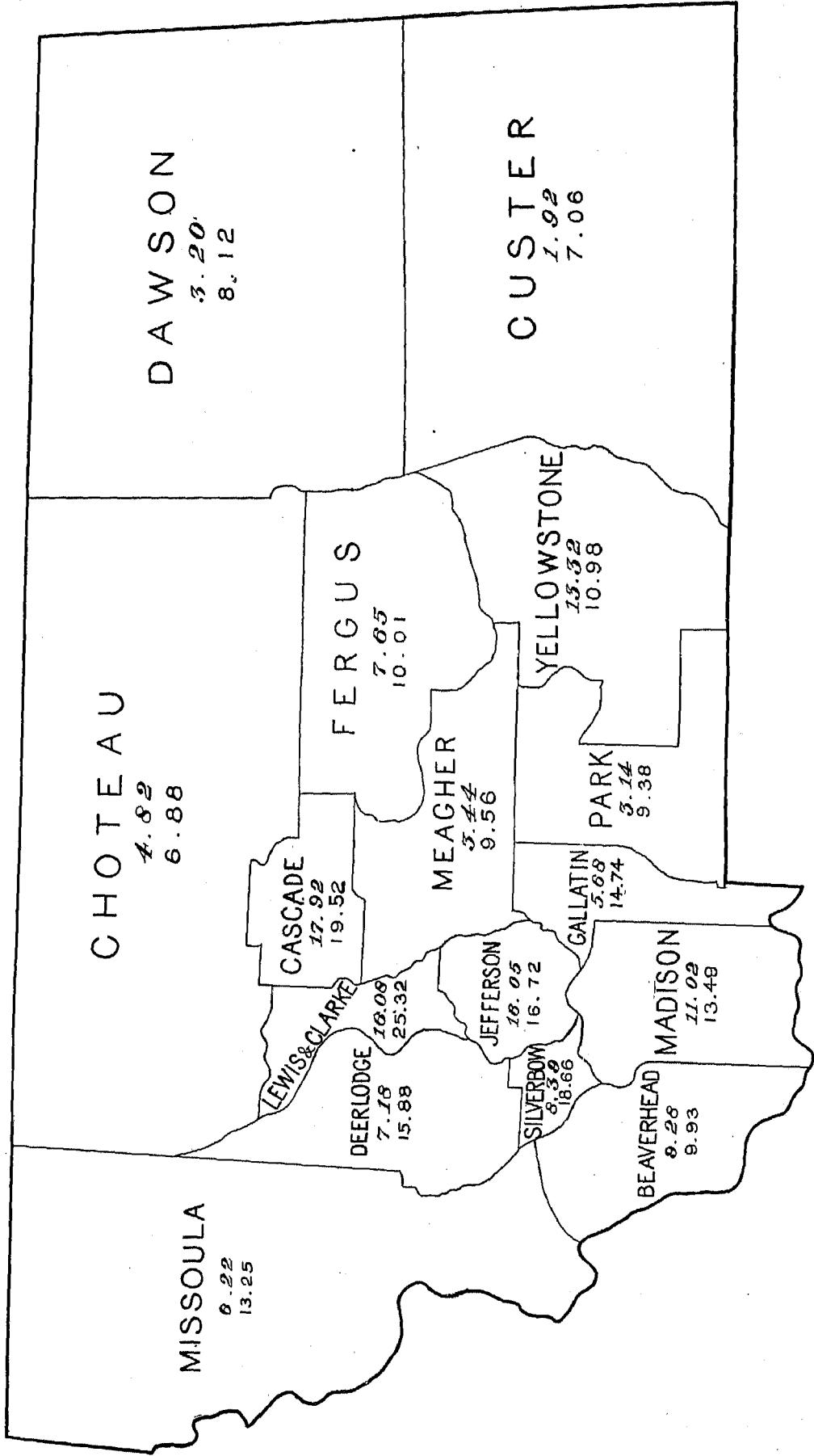
MISSOURI.

\$9.94—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$20.33—AVERAGE VALUE OF A FARM ACRE.



MONTANA.

\$7.56—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$12.99—AVERAGE VALUE OF A FARM ACRE.



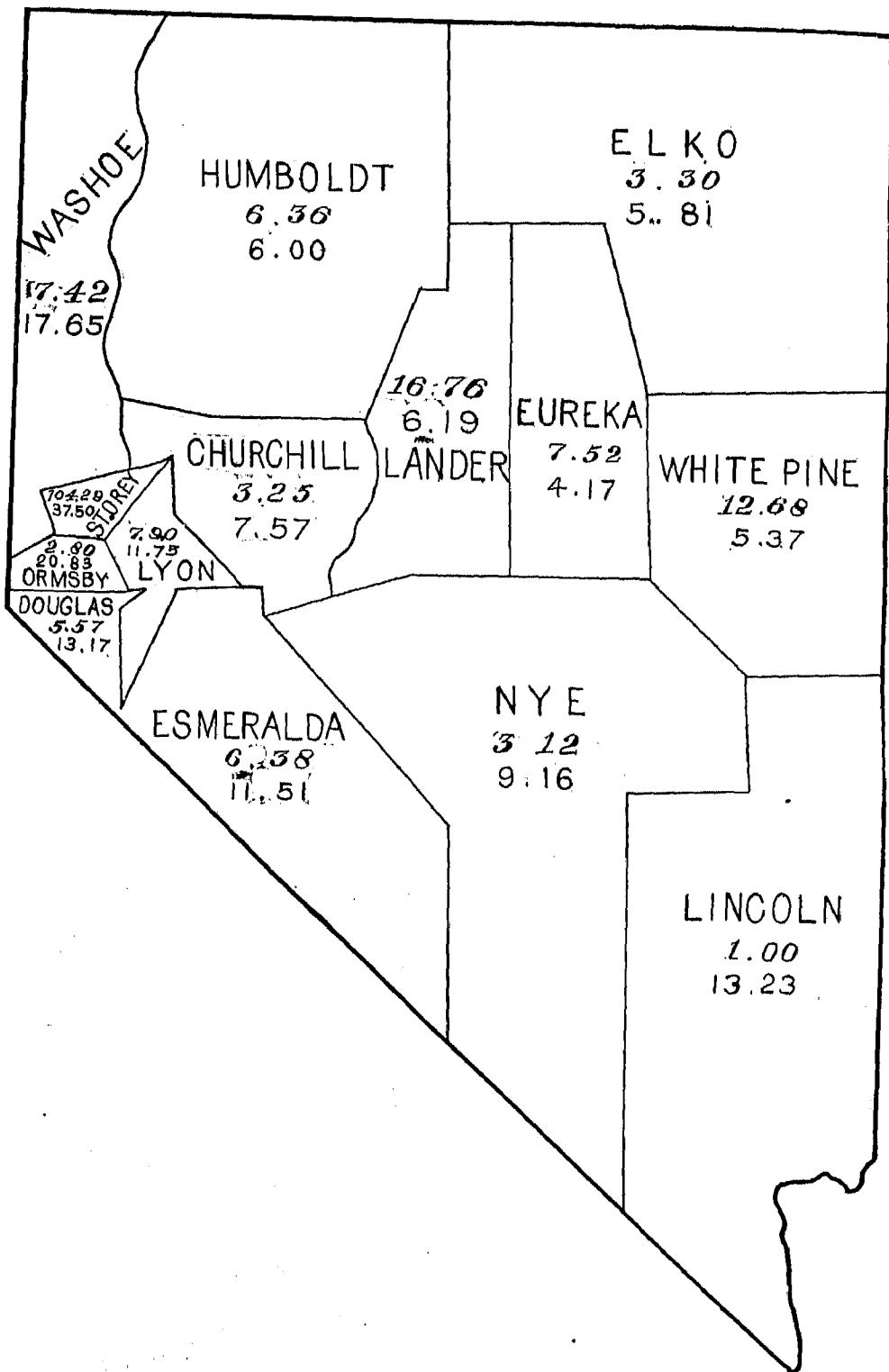
NEBRASKA.

\$6.65—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$18.63—AVERAGE VALUE OF A FARM ACRE.

DAWES <i>3.36</i> <i>6.63</i>	SHERIDAN <i>3.34</i> <i>8.01</i>	CHEYENNE <i>2.44</i> <i>5.16</i>	KEYAPAH <i>2.62</i> <i>6.88</i>	HOLT <i>4.25</i> <i>9.60</i>	KNOX <i>2.78</i> <i>12.06</i>	CEDAR <i>6.33</i> <i>16.63</i>	DIXON <i>2.30</i> <i>7.67</i>	DAKOTA <i>2.30</i> <i>7.79</i>	PIERCE WAYNE <i>8.45</i> <i>15.39</i>	THURSTON <i>2.87</i> <i>8.18</i>
SIOUX <i>2.77</i> <i>5.19</i>	BOXBUTTE <i>2.85</i> <i>6.08</i>	GRANT <i>2.15</i> <i>4.69</i>	HOOKER <i>2.55</i> <i>5.39</i>	THOMAS <i>2.37</i> <i>5.64</i>	BROWN <i>4.03</i> <i>9.05</i>	BLAINE <i>2.64</i> <i>5.87</i>	LOUP <i>3.15</i> <i>8.01</i>	GARFIELD <i>3.97</i> <i>8.63</i>	WHEELER <i>3.52</i> <i>8.63</i>	MADISON <i>5.04</i> <i>13.75</i>
SCOTTS BLUFF <i>2.53</i> <i>6.44</i>	CHEYENNE <i>2.83</i> <i>6.35</i>	ARTHUR <i>2.41</i> <i>3.95</i>	DEUEL <i>2.41</i> <i>3.95</i>	LOGAN <i>5.12</i> <i>6.36</i>	CUSTER <i>4.01</i> <i>9.86</i>	VALLEY <i>5.60</i> <i>11.89</i>	GREELEY <i>6.26</i> <i>13.33</i>	BOONE <i>14.44</i> <i>22.51</i>	PLATTE <i>8.16</i> <i>22.39</i>	COLFAX <i>9.54</i> <i>22.39</i>
BANNER <i>2.42</i> <i>4.42</i>	KIMBALL <i>2.83</i> <i>6.43</i>	KEITH <i>3.46</i> <i>8.62</i>	LINCOLN <i>3.15</i> <i>9.50</i>	DAWSON <i>5.51</i> <i>14.72</i>	DAWSON <i>5.51</i> <i>14.72</i>	DAWSON <i>5.51</i> <i>14.72</i>	DAWSON <i>6.72</i> <i>18.41</i>	DAWSON <i>10.68</i> <i>25.75</i>	DAWSON <i>10.54</i> <i>24.88</i>	DAWSON <i>9.87</i> <i>29.45</i>
PERKINS <i>3.69</i> <i>8.51</i>	CHASE <i>3.35</i> <i>8.36</i>	HAYES <i>3.25</i> <i>6.15</i>	FRONTIER <i>4.18</i> <i>8.29</i>	OSPREY <i>6.63</i> <i>11.38</i>	PHELPS <i>6.57</i> <i>17.84</i>	PHELPS <i>7.38</i> <i>18.47</i>	KEARNEY <i>9.29</i> <i>22.83</i>	ADAMS <i>9.95</i> <i>24.95</i>	CLAY <i>9.32</i> <i>26.40</i>	CLAY <i>10.54</i> <i>28.91</i>
DUNDY <i>2.95</i> <i>6.99</i>	HITCHCOCK <i>4.60</i> <i>7.85</i>	REDWILLOW <i>5.28</i> <i>10.12</i>	FURNAS <i>4.82</i> <i>11.46</i>	FURNAS <i>5.30</i> <i>14.60</i>	HARLAN <i>6.81</i> <i>14.58</i>	HARLAN <i>6.81</i> <i>14.58</i>	FRANKLIN <i>6.13</i> <i>14.58</i>	WEBSTER <i>6.02</i> <i>16.95</i>	NEBRASKA <i>8.14</i> <i>20.72</i>	NEBRASKA <i>7.96</i> <i>22.40</i>
									THAYER <i>8.14</i> <i>22.40</i>	THAYER <i>7.96</i> <i>25.74</i>
									JEFFERSON <i>30.01</i>	JEFFERSON <i>30.01</i>
									O TOE <i>20.29</i>	O TOE <i>20.29</i>
									JOHNSON <i>2.25</i> <i>27.35</i>	JOHNSON <i>2.25</i> <i>27.35</i>
									PAWNEE <i>9.72</i> <i>27.47</i>	PAWNEE <i>9.72</i> <i>27.47</i>
									RICHARDSON <i>12.71</i> <i>27.75</i>	RICHARDSON <i>12.71</i> <i>27.75</i>

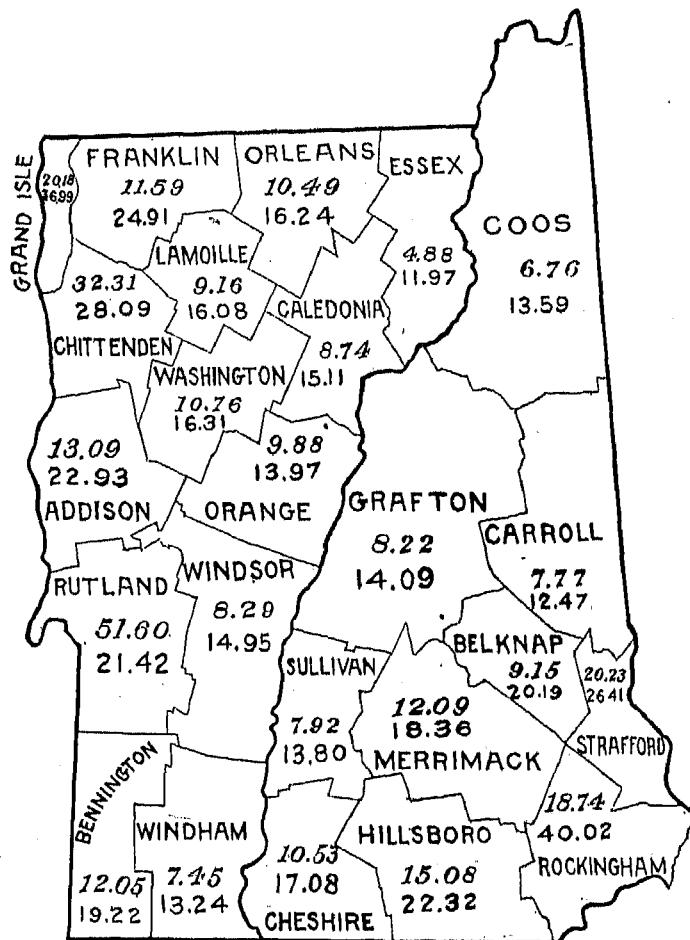
NEVADA.

\$6.57—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$7.43—AVERAGE VALUE OF A FARM ACRE.



VERMONT.

\$14.46—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$18.30—AVERAGE VALUE OF A FARM ACRE.

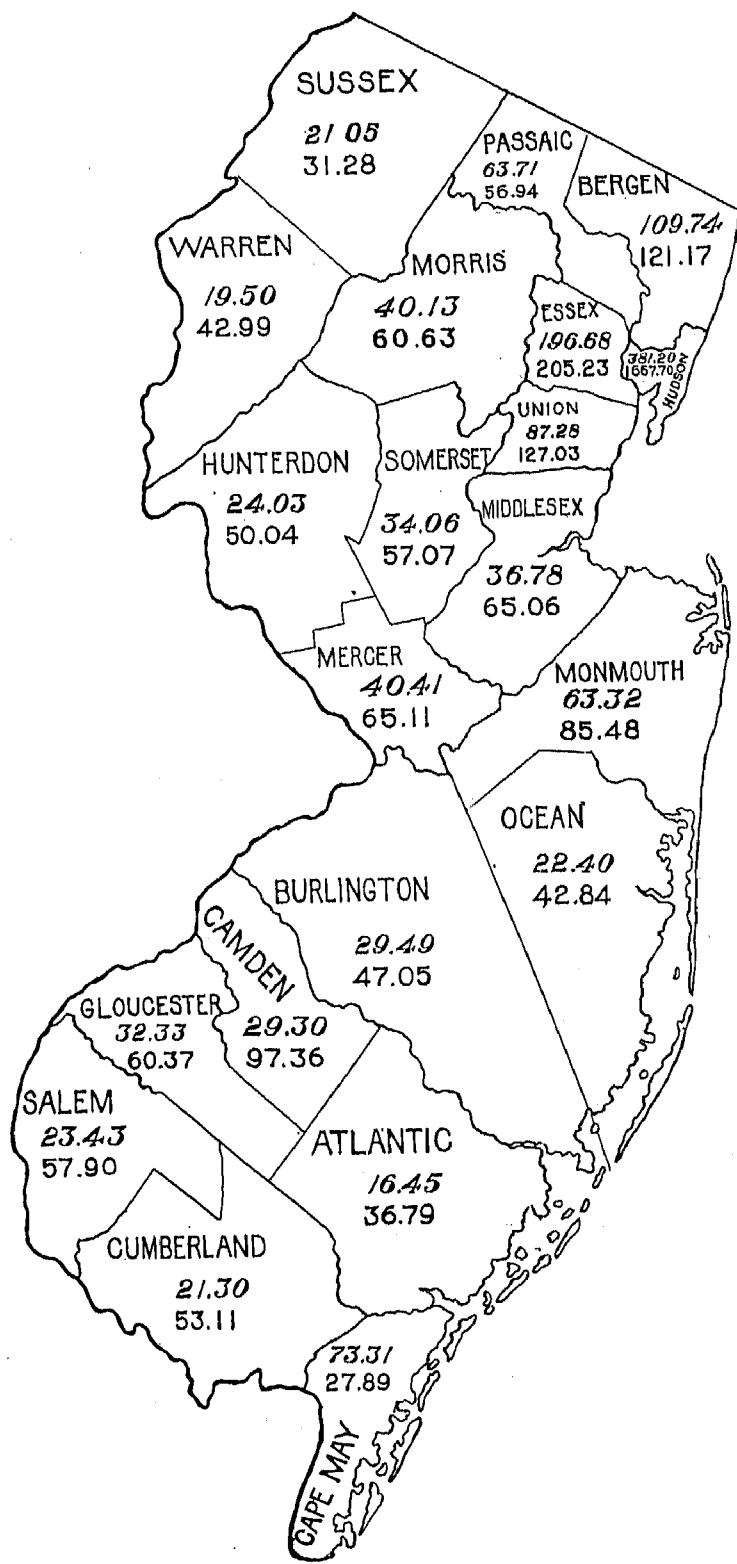


NEW HAMPSHIRE.

\$9.53
\$19.13

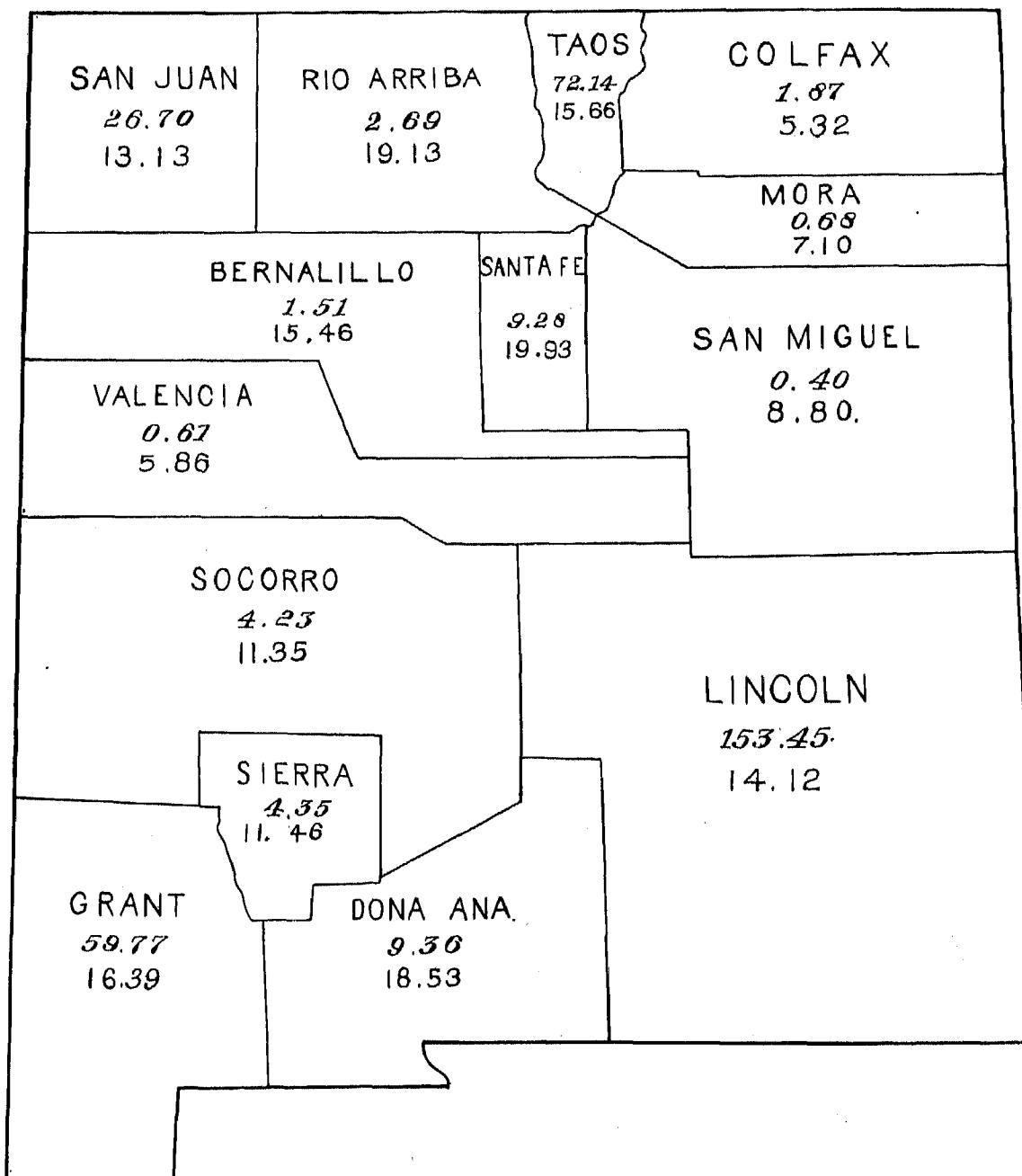
NEW JERSEY.

\$41.08—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$59.83—AVERAGE VALUE OF A FARM ACRE.



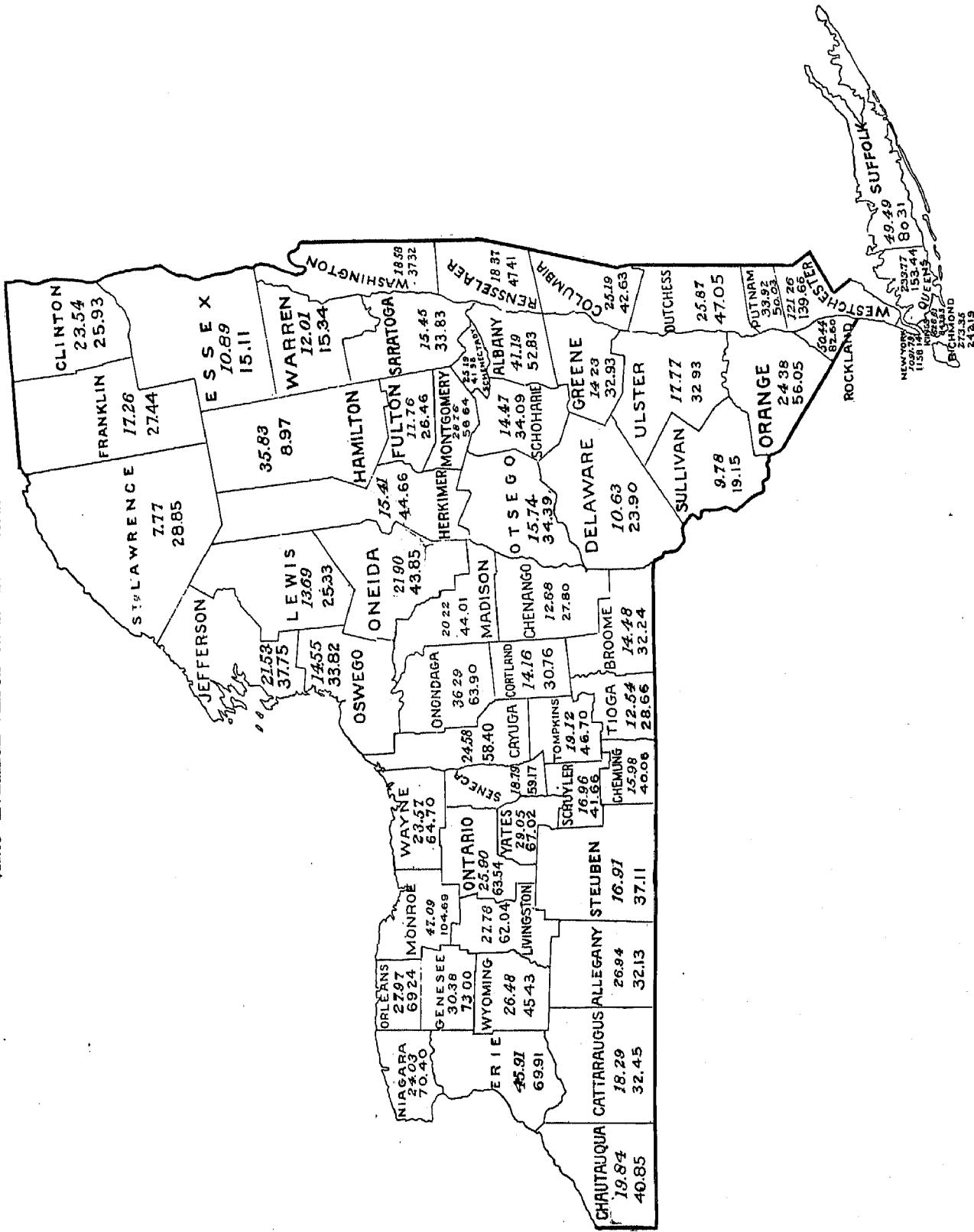
NEW MEXICO.

\$3.63—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$10.33—AVERAGE VALUE OF A FARM ACRE.



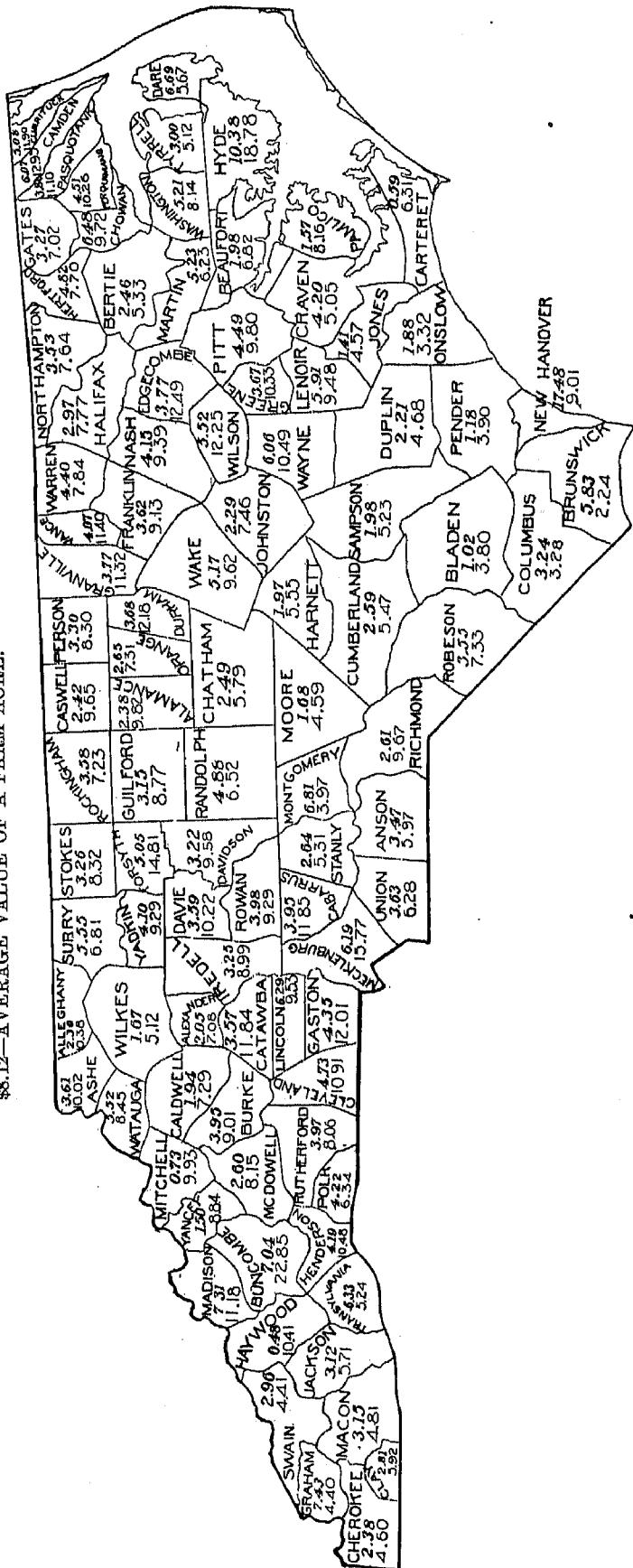
NEW YORK.

\$25.10—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$44.08—AVERAGE VALUE OF A FARM ACRE.



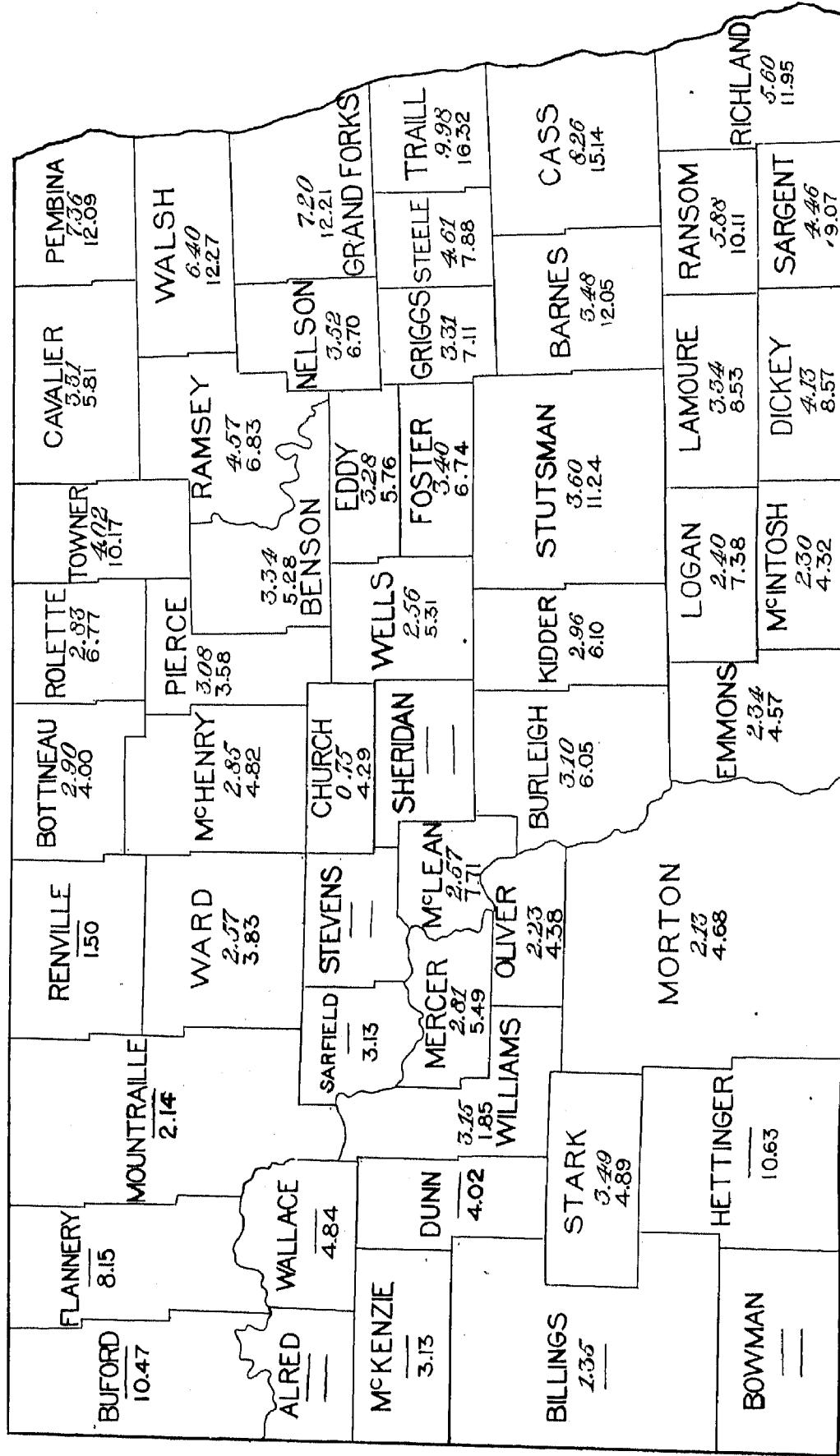
NORTH CAROLINA.

#3.14—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
#3.12—AVERAGE VALUE OF A FARM ACRE.



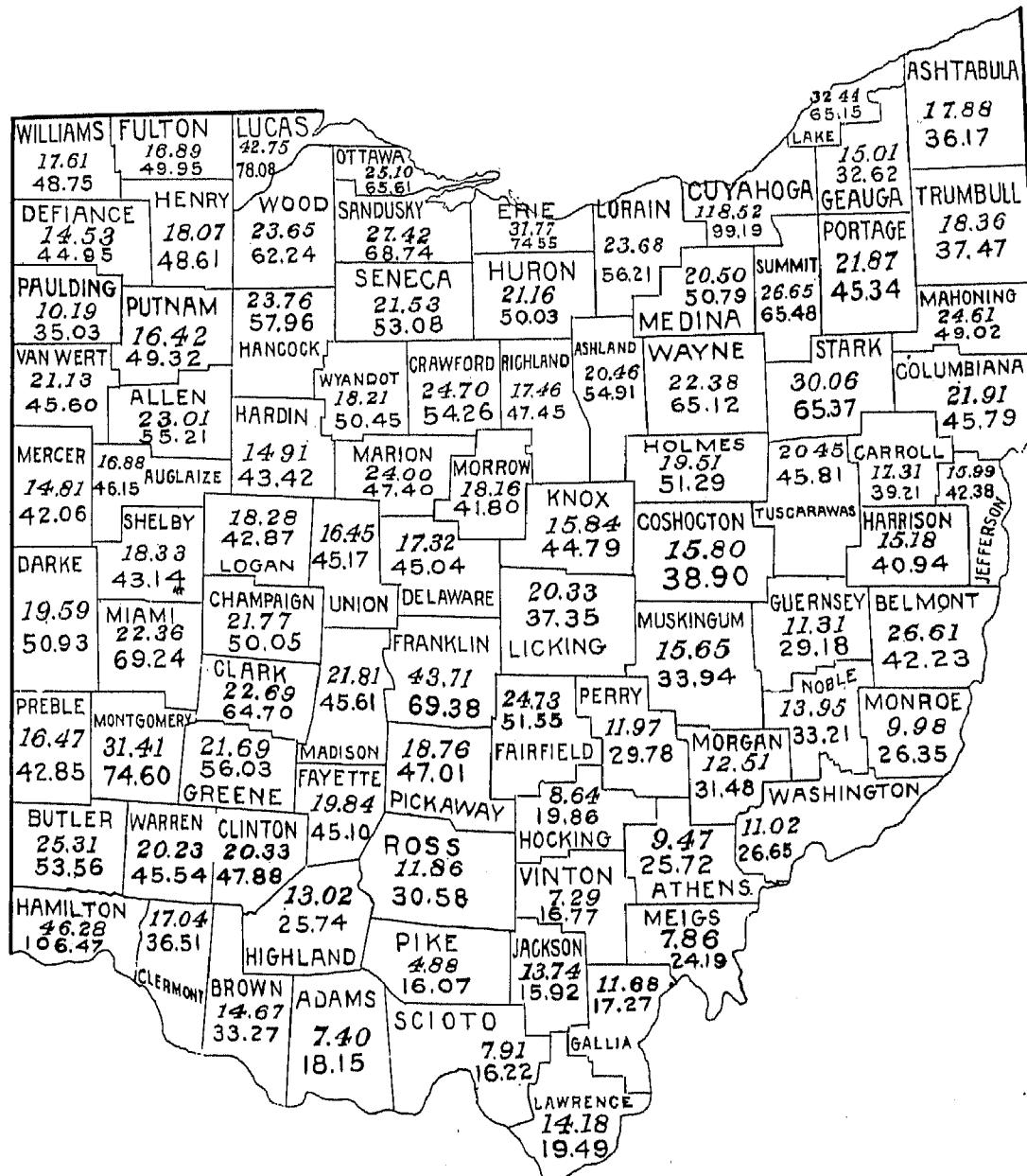
NORTH DAKOTA.

\$5.13—AVERAGE INCUMBERANCE ON AN INCUMBERED ACRE.
\$9.88—AVERAGE VALUE OF A FARM ACRE.



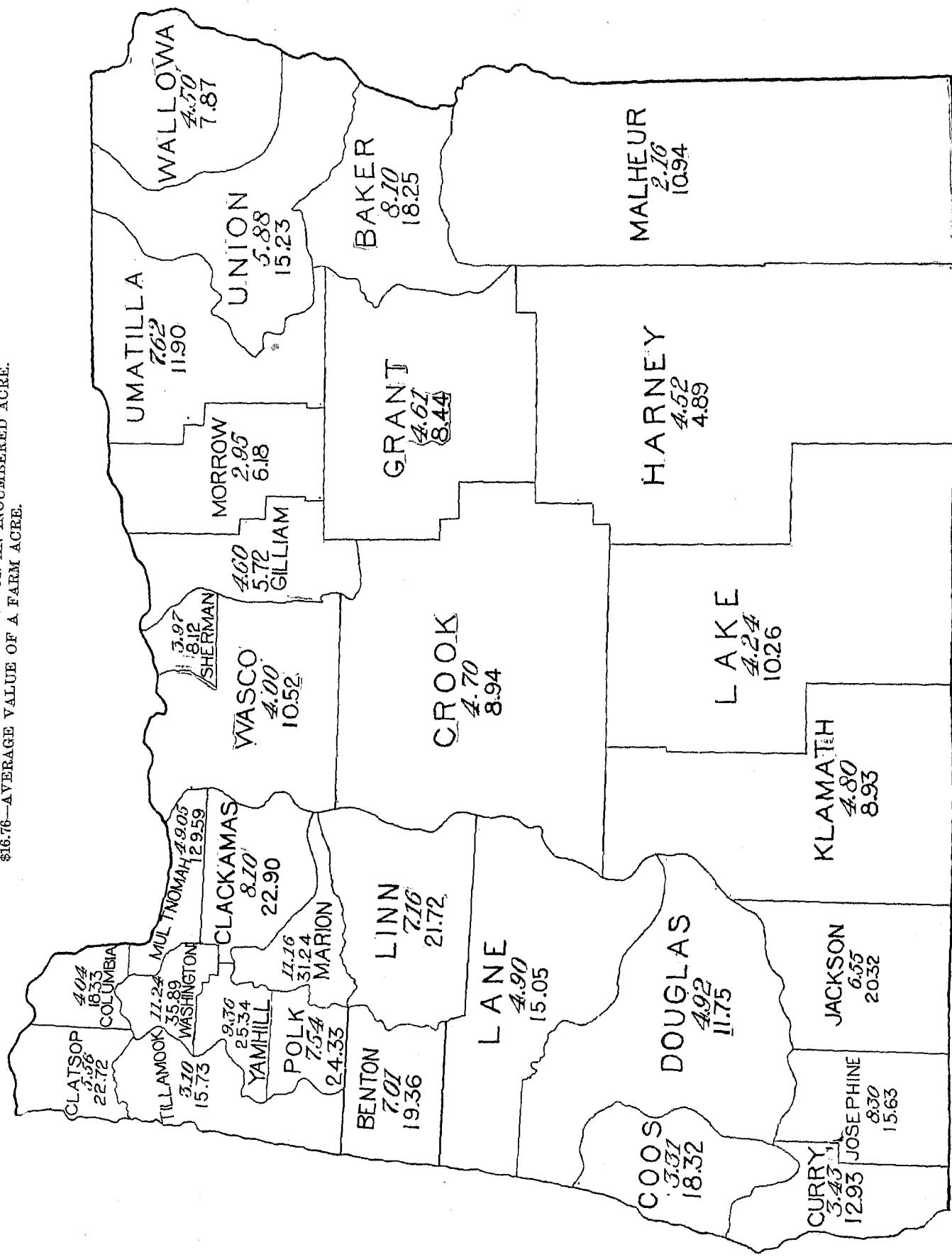
OHIO.

\$19.34—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$44.96—AVERAGE VALUE OF A FARM ACRE.



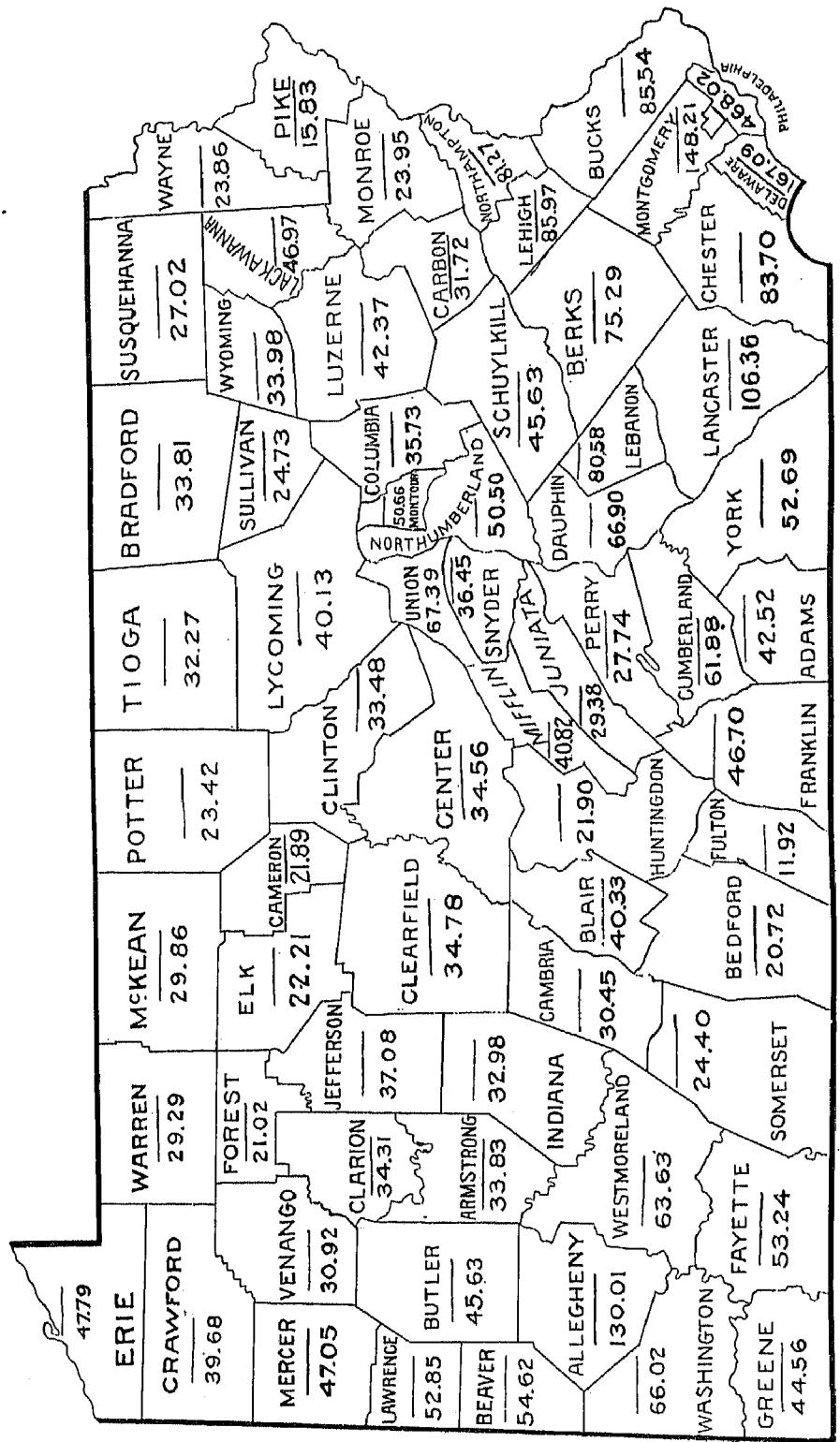
OREGON.

\$7.61—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$16.76—AVERAGE VALUE OF A FARM ACRE.



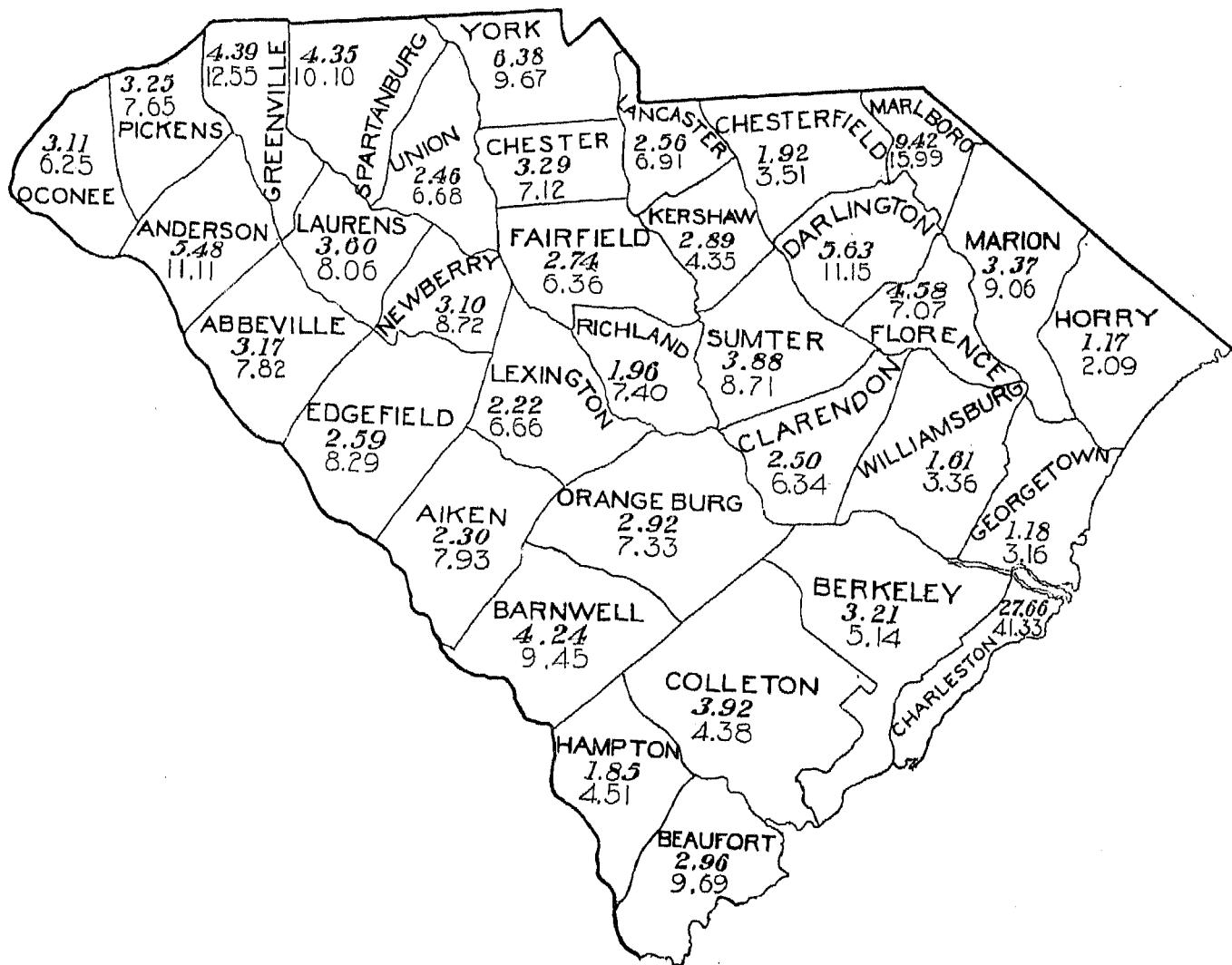
PENNSYLVANIA.

\$15.13—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$50.22—AVERAGE VALUE OF A FARM ACRE.



SOUTH CAROLINA.

\$3.84—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$7.52—AVERAGE VALUE OF A FARM ACRE.



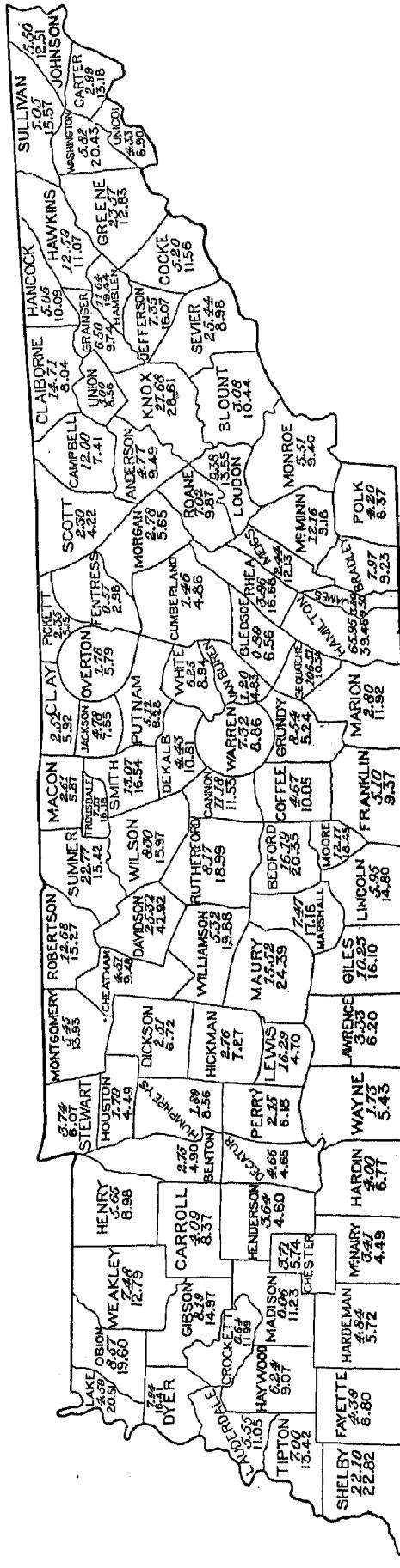
SOUTH DAKOTA.

\$4.73—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$8.43—AVERAGE VALUE OF A FARM ACRE.

EWING 4.55	MARTIN WAGNER 3.13	BOREMAN —	CAMPBELL 2.16 4.21	M. P. HERSON 2.72 4.51	BROWN 5.87 10.72	MARSHALL 2.21 9.38	ROBERTS 3.37 8.64
HARDING 4.31	CHOTEAU RINEHART —	SCHNASSIE —	WALWORTH 2.32 4.91	EDMUND'S 3.43 5.81	DAY 3.83 7.46	GRANT 4.25 9.96	CODINGTON 3.93 10.12
BUTTE 5.92 7.24	DELANO —	DEWEY —	POTTER 2.43 5.20	FAULK 2.71 6.14	SPINK 3.38 8.10	CLARK 3.03 7.86	DEUEL 4.55 9.20
27.05 9.70	MEADE 3.65 8.30	PRATT 4.58	SULLY 2.40 5.77	HAND 2.78 7.02	KINGSBURY 3.63 8.59	KINGSBURY BROOKINGS 3.63 8.59	BROOKINGS 3.76 8.87
PENNINGTON 5.16 8.25	SCOBEEY —	STERLING 4.85	HUGHES 5.05 8.69	HYDE 2.48 7.02	BEADLE 3.68 8.05	MINER 3.40 8.28	MOODY 4.24 8.44
LAWRENCE —	NOWLIN 3.34	STANLEY 4.31	—	—	—	DAVISON HANSON 4.70 10.58	MINNEHAHA 4.58 18.34
CUSTER 3.38 8.84	ZIEBACH —	JACKSON —	PRATT 4.58	PRESHO 6.47	LYMAN 3.22 6.40	AURORA 3.21 7.63	McCOOK 4.58 9.97
FALL RIVER 2.87 5.55	WASHINGTON —	WASHABAUGH —	TRIPP —	MEYER —	Douglas 3.77 —	HUTCHINSON TURNER 4.18 9.66	CHARLES MIX 1.99 —
	SHANNON —	LUGENBEEL —			CHARLES MIX 1.99 —	GREGORY TODD 7.78 4.53 11.52	BONHOMME YANKTON 8.72 14.52 11.52
							CLAY 5.59 5.51 16.79
							UNION 5.59 5.51 17.66
							LINCOLN 17.41

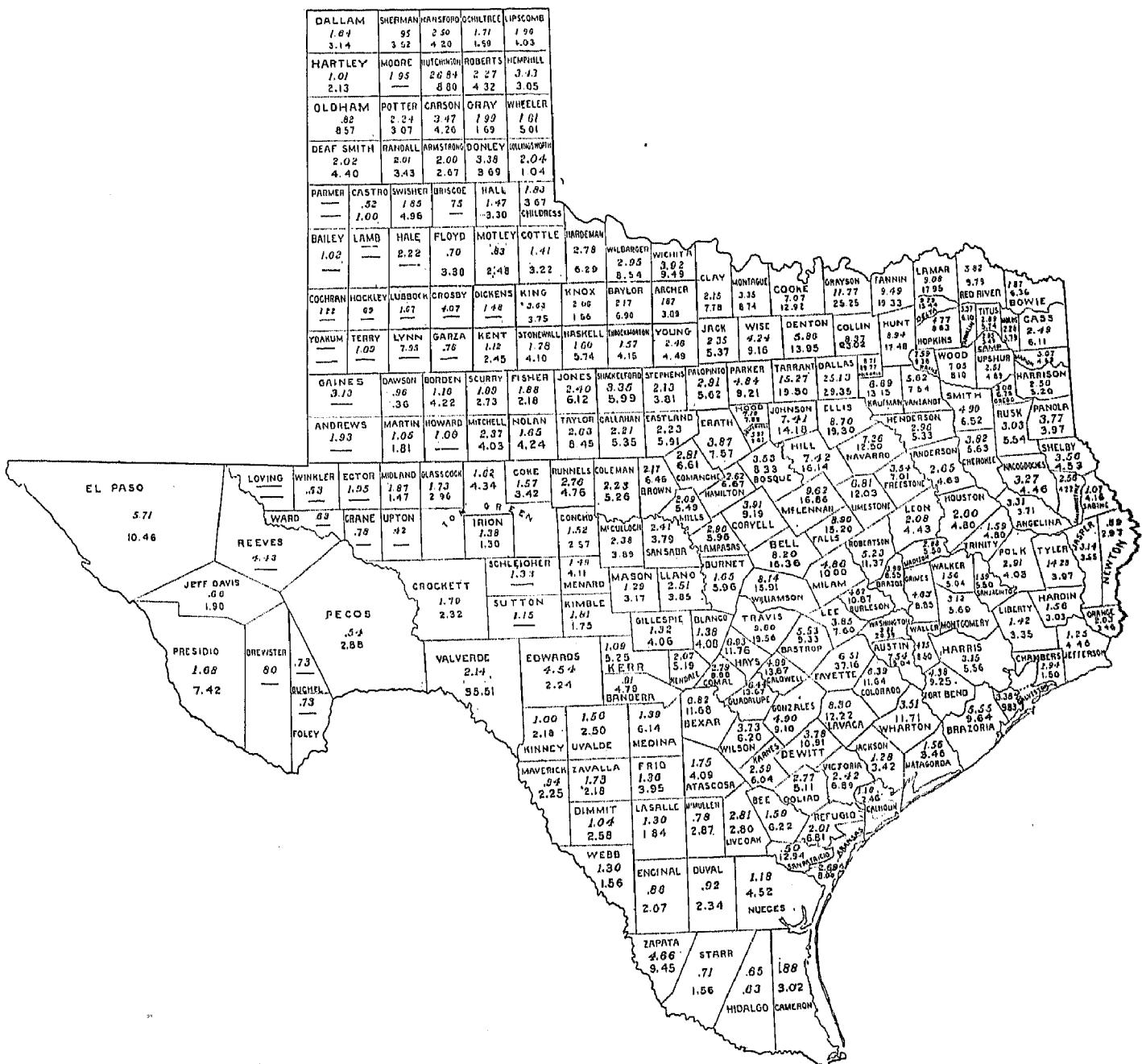
TENNESSEE.

\$6.82—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$12.04—AVERAGE VALUE OF A FARM ACRE.



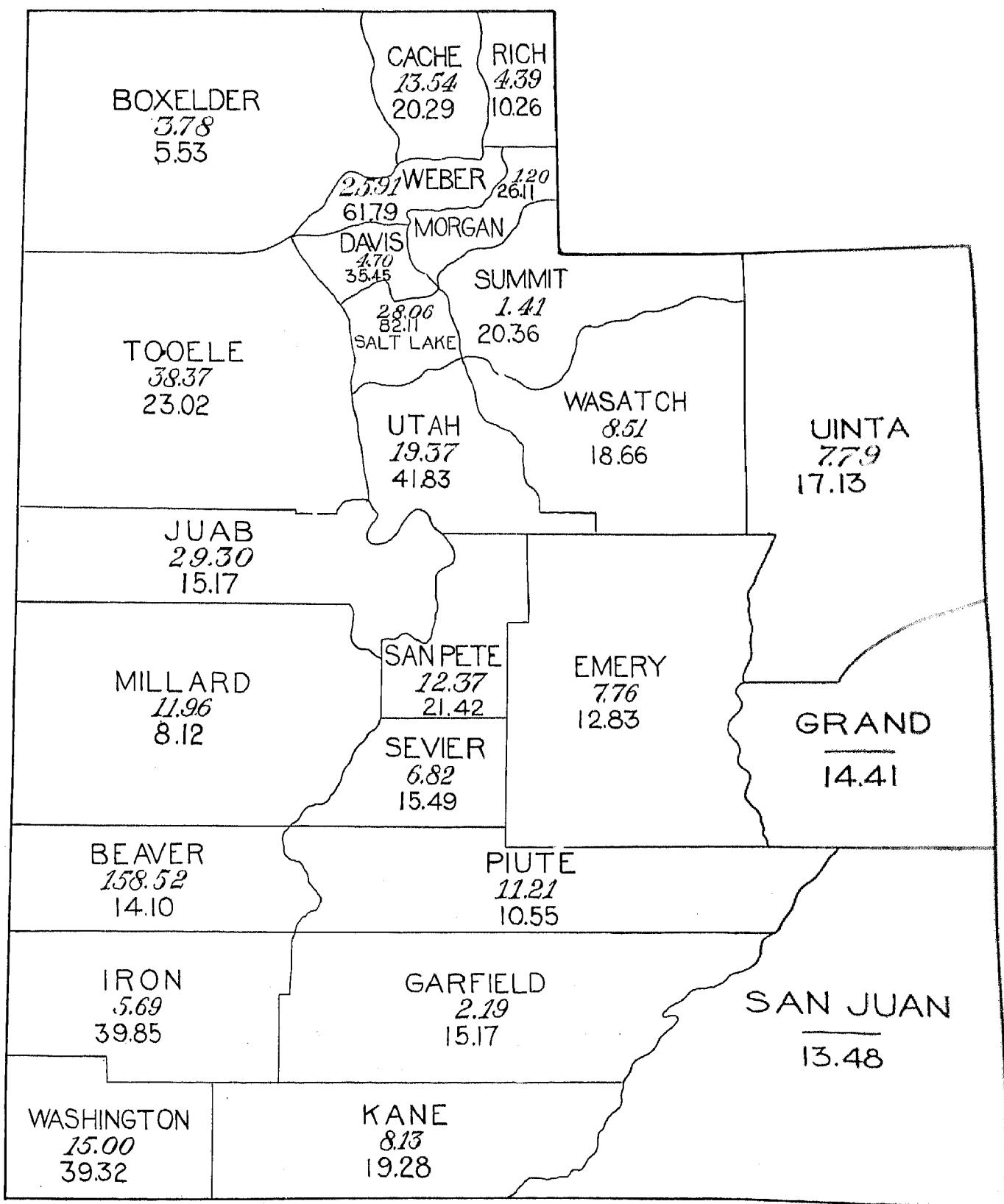
TEXAS.

\$9.84—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$7.78—AVERAGE VALUE OF A FARM ACRE.



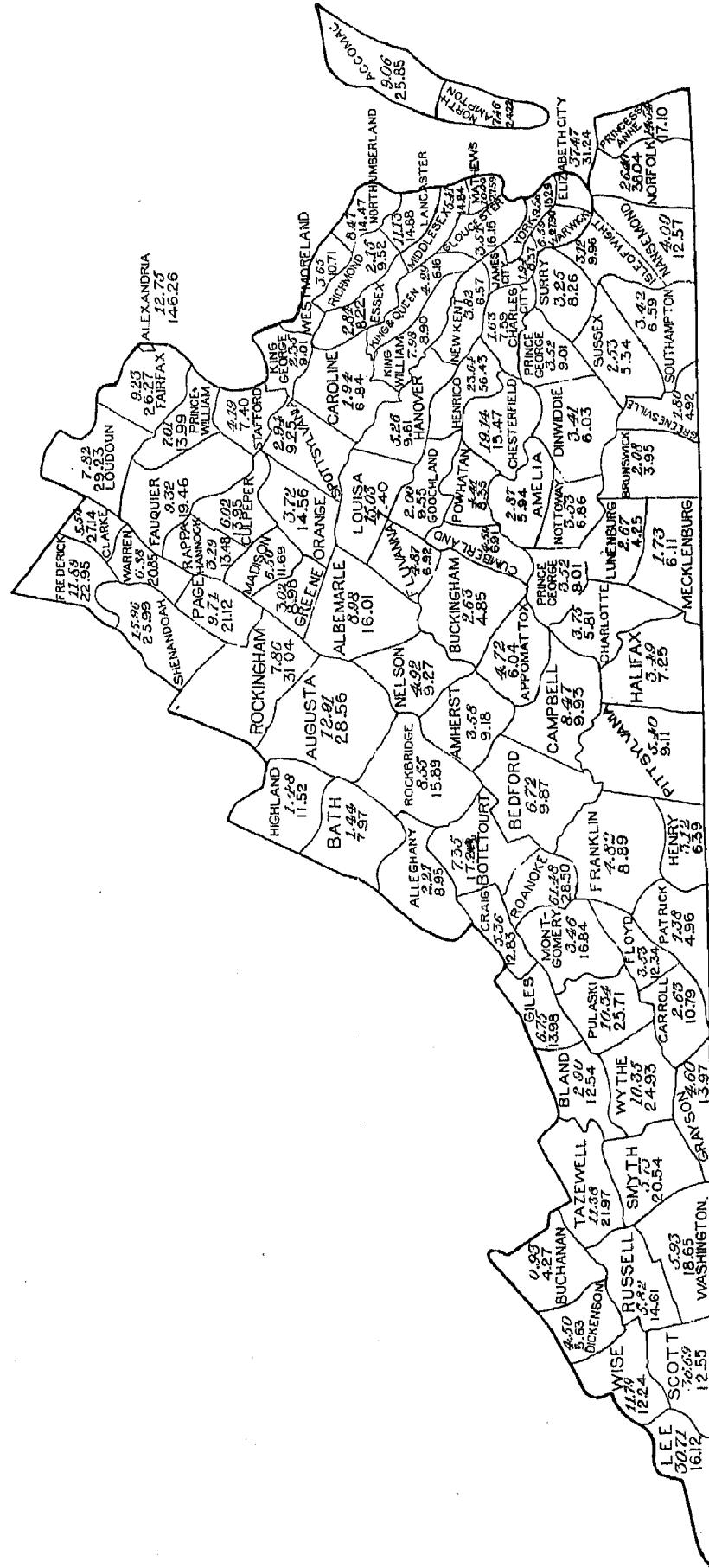
UTAH.

\$12.29—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$21.46—AVERAGE VALUE OF A FARM ACRE.



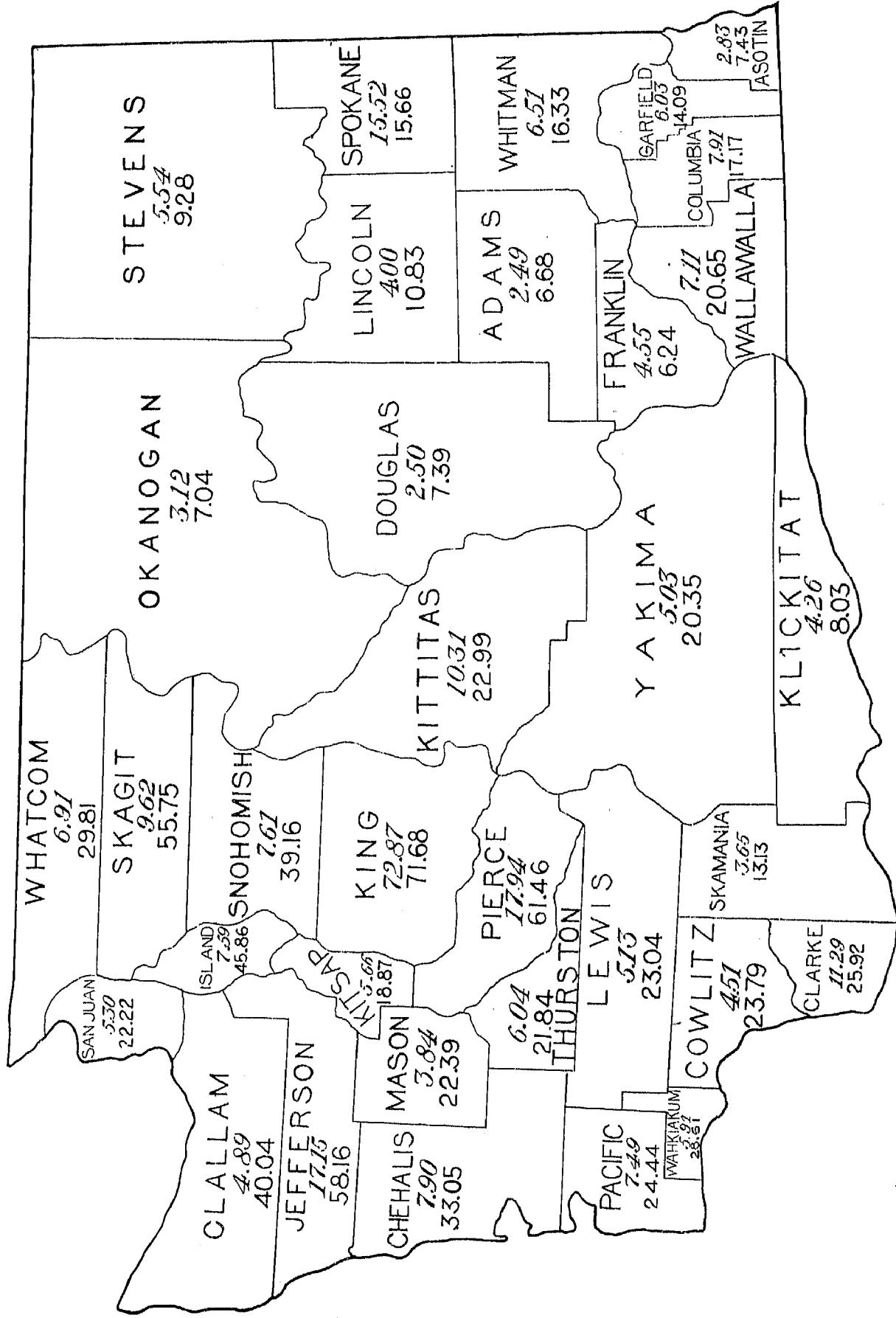
VIRGINIA.

\$6.06—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$13.32—AVERAGE VALUE OF A FARM ACRE.



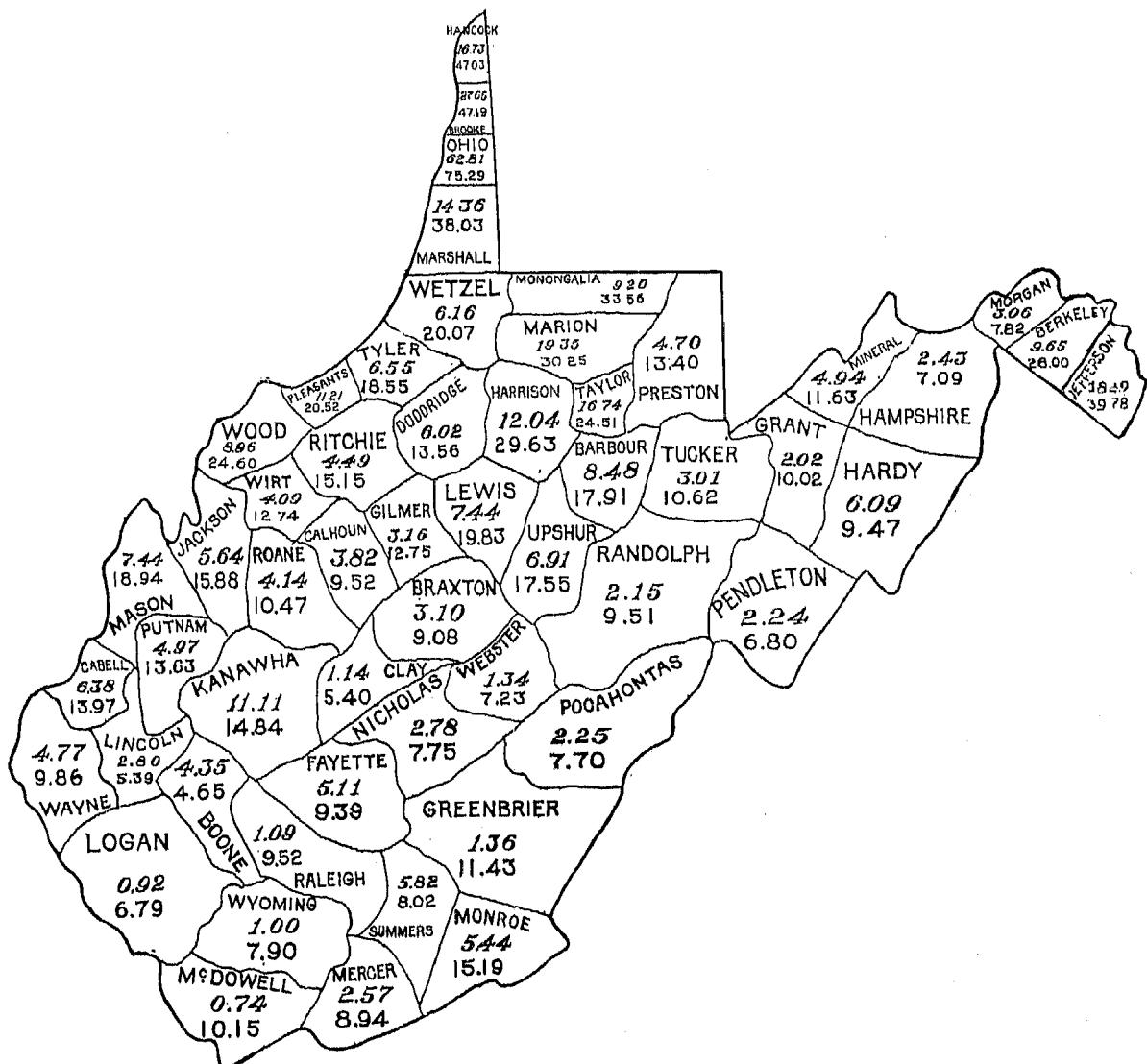
WASHINGTON.

\$11.89—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$19.97—AVERAGE VALUE OF A FARM ACRE.



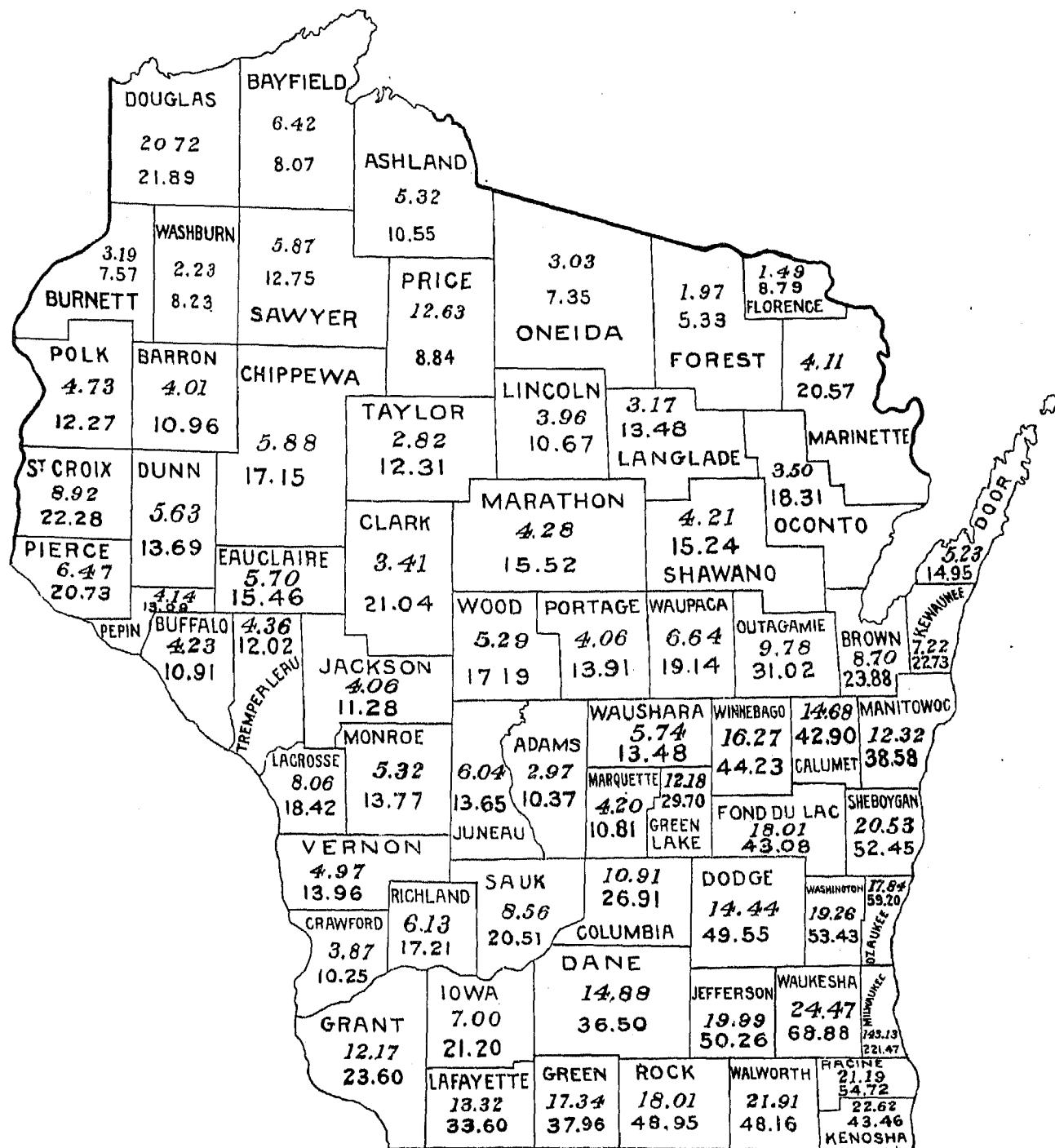
WEST VIRGINIA.

\$3.50—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$14.72—AVERAGE VALUE OF A FARM ACRE.



WISCONSIN.

\$10.09—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$28.44—AVERAGE VALUE OF A FARM ACRE.



WYOMING.

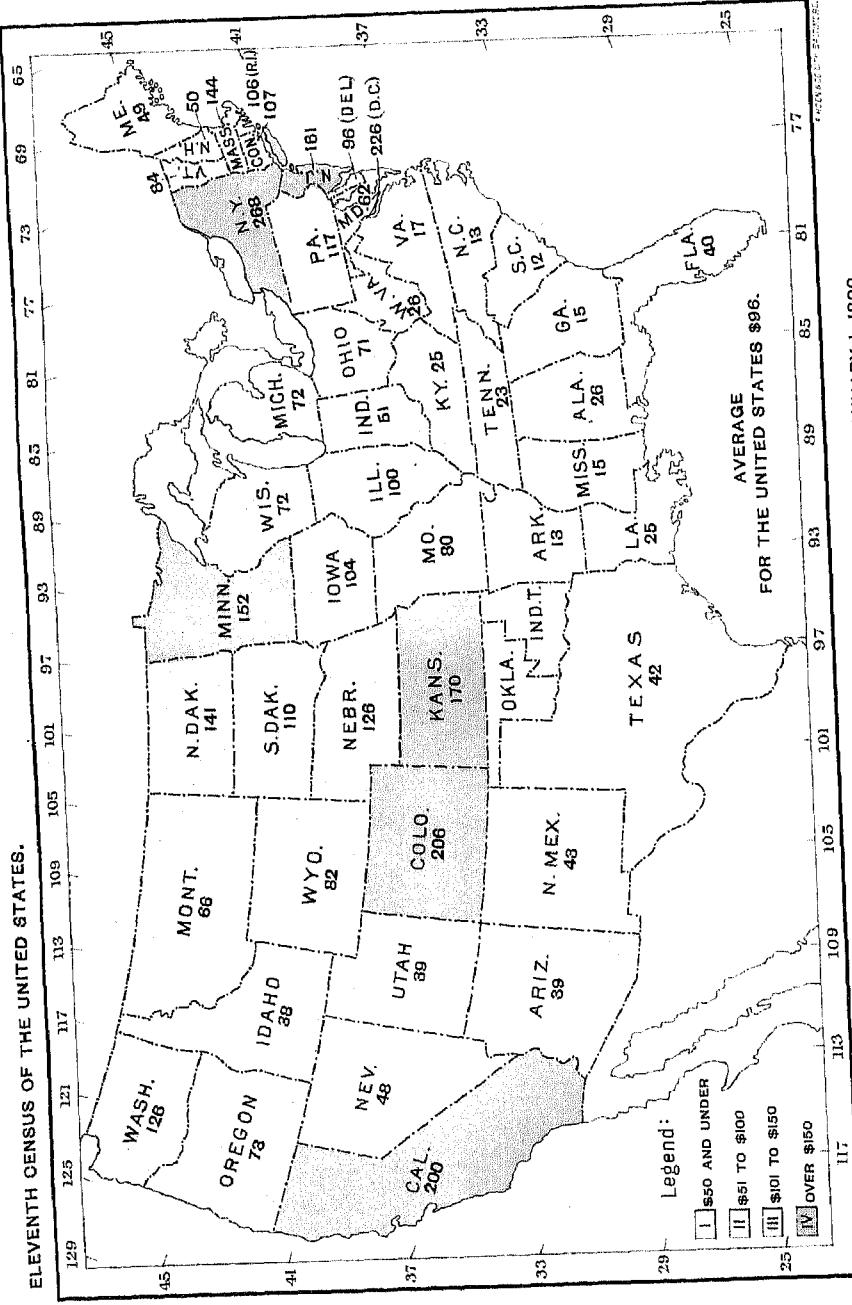
\$5.35—AVERAGE INCUMBRANCE ON AN INCUMBERED ACRE.
\$7.90—AVERAGE VALUE OF A FARM ACRE.

BIGHORN	SHERIDAN 9.10 10.14	CROOK 4.68 8.94
	JOHNSON 5.13 10.94	WESTON — 7.54
UINTA 2.20 5.51	FREMONT 7.30 10.39	NATRONA — 7.16
SWEETWATER 18.75 8.65	CARBON 6.52 10.24	CONVERSE 5.08 9.37
		LARAMIE 5.58 6.25
		ALBANY 5.61 8.89

MORTGAGES AND POPULATION.

ELEVENTH CENSUS OF THE UNITED STATES.

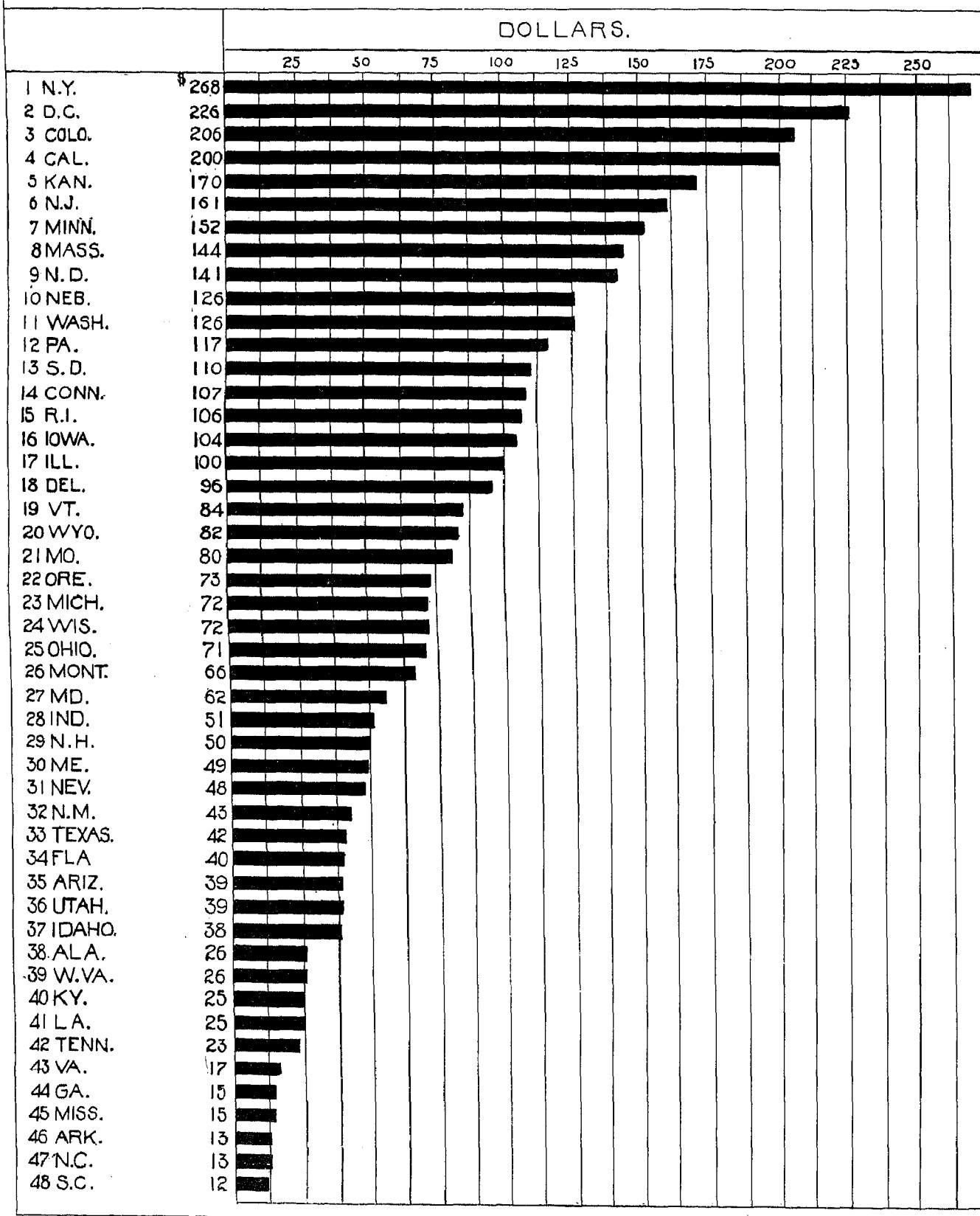
REAL ESTATE MORTGAGES.



AVERAGE
FOR THE UNITED STATES \$96.
Estimated from data in the tables.

REAL ESTATE MORTGAGE DEBT IN FORCE PER CAPITA JANUARY 1, 1890.

REAL ESTATE MORTGAGE DEBT PER CAPITA, IN FORCE, JANUARY 1, 1890.
BY STATES AND TERRITORIES.



MORTGAGES AND POPULATION.

VARIOUS RELATIONSHIPS ASCERTAINED.

LIMITATIONS TO THE SIGNIFICANCE OF THE RATIO.—Mortgage debt has a necessarily intimate relationship to real estate value, and real estate value is affected by density of population, among other causes; but too much significance has generally been given to the relationship between mortgage debt and population. The per capita debt inadequately expresses the burden upon the individual mortgagor, because all persons who are not mortgagors are included in the computation of the average, and nonresident mortgagors as well, and this latter matter is of importance in vitiating the value of the per capita ratios, especially for a considerable portion of the country west of the Mississippi river.

The measure of the burden of mortgage debt, including the burden of the interest charge, is more directly determined by the use to which the real estate is put. The owner of an unimproved mortgaged lot may feel a real burden in the payment of interest and may find the mortgage debt embarrassing to him, and this may be so in the case of a person owning the home that he occupies; while the owner of a manufacturing establishment worth millions of dollars and covered by a very large mortgage may not find the interest charge any perceptible burden at all nor the mortgage a source of embarrassment in times of normal business prosperity. The ratios between mortgage debt and population that are here presented are offered subject to all of the limitations to their value.

PER CAPITA DEBT.—In the tables that follow, the relationship between mortgage debt and population is presented in two ways, namely, the per capita debt in force and the average population to each mortgage in force. These averages are presented for the states and territories in Table 57, in which it appears that the per capita existing mortgage debt of the United States is \$96, the highest average being \$268 in the state of New York and the lowest \$12 in South Carolina. By geographical divisions the averages are these: North Atlantic, \$171; South Atlantic, \$29; North Central, \$93; South Central, \$26; Western, \$142.

The average population to each mortgage in force is to be used subject to the before-mentioned limitations and also with the understanding that the same person may be the mortgagor of two or more mortgages in force. The figures are perhaps more significant as indicating comparative activity in mortgaging than in anything else. On the average, to every 13 people in the United States there is 1 mortgage in force, or 1 mortgage to 2.66 families. It is the general fact that where there is a large per capita debt in force, the average population to each mortgage in force is small. In Kansas, North Dakota, and South Dakota the computation shows that there are 5 persons to each mortgage in force, or 1.02 families of the total for the 3 states; in Minnesota and Nebraska, 7 persons; in Colorado and Iowa, 8 persons; in Michigan, 9 persons; and in the District of Columbia, New Jersey, New York, Pennsylvania, Vermont, and Wisconsin, 10 persons, or 2.14 families of the total for the 5 states and the District of Columbia. By geographical divisions the average population to each mortgage in force follows: North Atlantic, 11 persons; South Atlantic, 30 persons; North Central, 10 persons; South Central, 36 persons; Western, 13 persons.

REAL ESTATE MORTGAGES.

TABLE 57.—RATIO OF REAL ESTATE MORTGAGES IN FORCE JANUARY 1, 1890, TO POPULATION, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	Per capita debt in force.	Average population to a mortgage in force.	STATES AND TERRITORIES.	Per capita debt in force.	Average population to a mortgage in force.
The United States.....	\$96	13	New Jersey.....	\$101	10
Alabama.....	26	42	New Mexico.....	43	101
Arizona.....	39	40	New York.....	268	10
Arkansas.....	13	45	North Carolina.....	18	84
California.....	200	11	North Dakota.....	141	5
Colorado.....	206	8	Ohio.....	71	14
Connecticut.....	107	13	Oregon.....	73	14
Delaware.....	96	17	Pennsylvania.....	117	10
District of Columbia.....	226	10	Rhode Island.....	106	16
Florida.....	40	19	South Carolina.....	12	43
Georgia.....	15	38	South Dakota.....	110	5
Idaho.....	38	27	Tennessee.....	23	45
Illinois.....	100	13	Texas.....	42	24
Indiana.....	51	13	Utah.....	39	35
Iowa.....	104	8	Vermont.....	84	16
Kansas.....	170	5	Virginia.....	17	48
Kentucky.....	25	31	Washington.....	126	12
Louisiana.....	25	55	West Virginia.....	26	26
Maine.....	40	11	Wisconsin.....	72	10
Maryland.....	62	19	Wyoming.....	82	20
Massachusetts.....	144	13			
Michigan.....	72	9			
Minnesota.....	152	7			
Mississippi.....	15	42	North Atlantic.....	171	11
Missouri.....	80	14	South Atlantic.....	29	80
Montana.....	66	22	North Central.....	93	10
Nebraska.....	126	7	South Central.....	26	36
Nevada.....	48	36	Western.....	142	13
New Hampshire.....	50	15			

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

PER CAPITA RATIOS IN 102 COUNTIES.—A table similar in form to Table 57 is presented for the 102 counties in which special investigations were conducted. The existing per capita debt in these counties is \$90 as against \$96 for the United States; and there are 15 persons to a mortgage in force in these counties, while there are 13 persons in the United States. The table offers additional evidence to show the representative character of these counties.

TABLE 58.—RATIO OF REAL ESTATE MORTGAGES IN FORCE JANUARY 1, 1890, TO POPULATION, AS DETERMINED BY PERSONAL INQUIRY, BY 102 SELECTED COUNTIES.

STATES AND COUNTIES.	Per capita debt in force.	Average population to a mortgage in force.	STATES AND TERRITORIES.	Per capita debt in force.	Average population to a mortgage in force.
The 102 counties.....	\$90	15	Kansas:		
Alabama:			Decatur.....	\$131	4
Greeno.....	7	119	Jefferson.....	70	11
Jefferson.....	167	30	Lincoln.....	174	4
Arkansas:			Lyon.....	148	6
Lee.....	20	40	Fayette.....	303	3
Pulaski.....	50	28	Kentucky:		
St. Francis.....	18	41	Anderson.....	13	44
California:			Clark.....	35	32
Santa Clara.....	186	14	Davies.....	24	28
Sonoma.....	177	15	McCracken.....	24	28
Yolo.....	251	13	Louisiana:		
Colorado:			Caddo.....	80	54
El Paso.....	137	11	East Baton Rouge.....	14	76
Weld.....	247	6	Maine:		
Georgia:			York.....	34	20
Bartow.....	11	62	Maryland:		
Houston.....	12	77	Washington.....	64	16
Twiggs.....	14	55	Massachusetts:		
Illinois:			Franklin.....	81	11
Bureau.....	136	12	Hampden.....	144	15
Iroquois.....	124	10	Michigan:		
Jasper.....	28	15	Hillsdale.....	92	9
Morgan.....	82	17	Ionia.....	84	9
Indiana:			Marquette.....	44	56
Crawford.....	8	28	Saginaw.....	61	7
Hendricks.....	35	21	Minnesota:		
Lafayette.....	84	10	Clay.....	114	8
Iowa:			Goodhue.....	68	13
Cass.....	126	8	Polk.....	95	7
Crawford.....	138	7	Stearns.....	58	13
Delaware.....	94	11	Mississippi:		
Johnson.....	77	12	Yazoo.....	23	58

TABLE 58.—RATIO OF REAL ESTATE MORTGAGES IN FORCE JANUARY 1, 1890, TO POPULATION, AS DETERMINED BY PERSONAL INQUIRY, BY 102 SELECTED COUNTIES—Continued.

STATES AND TERRITORIES.	Per capita debt in force.	Average population to a mortgage in force.	STATES AND TERRITORIES.	Per capita debt in force.	Average population to a mortgage in force.
Missouri:			Oregon:		
Adair.....	\$14	13	Umatilla.....	\$01	14
Bollinger.....	9	24	Union.....	72	17
Cass.....	82	11	Pennsylvania:		
Marion.....	50	12	Chester.....	156	12
Montana:			Lackawanna.....	79	20
Custer.....	40	22	Lebanon.....	85	14
Lewis and Clark.....	96	18	Washington.....	73	16
Nebraska:			South Carolina:		
Brown.....	108	5	Anderson.....	15	87
Gage.....	84	11	Colleton.....	18	50
Hayes.....	140	3	Laurens.....	14	88
Kimball.....	277	3	South Dakota:		
Thayer.....	103	8	Beadle.....	138	4
Washington.....	101	10	Hughes.....	207	3
New Jersey:			Yankton.....	107	8
Burlington.....	145	10	Tennessee:		
New York:			McNairy.....	8	163
Albany.....	111	17	Maury.....	10	53
Allegany.....	100	9	Texas:		
Dutchess.....	121	18	Bell.....	87	29
Fulton.....	86	11	Harrison.....	8	72
Livingston.....	152	9	Harris.....	84	24
Richmond.....	157	15	Virginia:		
North Carolina:			Augusta.....	16	65
Forsyth.....	18	32	Louisa.....	17	45
Halifax.....	20	34	Washington:		
North Dakota:			King.....	108	28
Burleigh.....	131	6	West Virginia:		
Dickey.....	188	3	Kanawha.....	32	88
Grand Forks.....	139	6	Wisconsin:		
Ramsey.....	202	2	Brown.....	32	16
Ohio:			Douglas.....	248	8
Athens.....	123	25	St. Croix.....	85	9
Madison.....	93	16	Waukesha.....	105	11
Montgomery.....	91	11			
Union.....	58	14			

THE ADULT POPULATION.—Table 59 takes into consideration what may more properly be considered the potential mortgage making population, that is, the population 21 years of age and over. Computations with this population give a per capita existing mortgage debt of \$185 in the United States; of \$452 for New York, and \$29 for South Carolina, the highest and the lowest ratio, respectively, among the states and territories, and the following averages for the geographical divisions: North Atlantic, \$293; South Atlantic, \$64; North Central, \$178; South Central, \$58; Western, \$239.

By restricting the population to these limits the per capita existing debt is greater than it is when the entire population is taken into account. On the other hand, there is a smaller number of persons to a mortgage in force, namely, 7 persons for the United States as against 13 when the entire population is included. In using the population 21 years of age and over, there are 2 persons to a mortgage in force in Kansas and North Dakota; 3 persons to a mortgage in Minnesota, Nebraska, and South Dakota; 4 persons in Iowa, and 5 persons in Colorado, Michigan, and Wisconsin. The averages for the geographical divisions are these: North Atlantic, 6 persons to a mortgage in force; South Atlantic, 14 persons; North Central, 5 persons; South Central, 16 persons; Western, 7 persons.

REAL ESTATE MORTGAGES.

TABLE 59.—RATIO OF REAL ESTATE MORTGAGES IN FORCE JANUARY 1, 1890, TO POPULATION OF 21 YEARS OF AGE AND OVER, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	Per capita debt in force.	Average population to a mortgage in force.	STATES AND TERRITORIES.	Per capita debt in force.	Average population to a mortgage in force.
The United States	\$185	7	New Jersey.....	\$281	6
Alabama.....	60	18	New Mexico.....	84	52
Arizona.....	68	23	New York.....	452	6
Arkansas.....	30	19	North Carolina.....	30	15
California.....	325	7	North Dakota.....	275	2
Colorado.....	334	5	Ohio.....	130	7
Connecticut.....	175	8	Oregon.....	130	8
Delaware.....	173	10	Pennsylvania.....	214	6
District of Columbia.....	382	6	Rhode Island.....	177	10
Florida.....	85	9	South Carolina.....	29	18
Georgia.....	31	16	South Dakota.....	218	3
Idaho.....	60	15	Tennessee.....	50	20
Illinois.....	180	7	Texas.....	96	10
Indiana.....	96	7	Utah.....	83	16
Iowa.....	204	4	Vermont.....	130	0
Kansas.....	317	2	Virginia.....	37	22
Kentucky.....	52	15	Washington.....	207	7
Louisiana.....	57	25	West Virginia.....	56	12
Maine.....	81	7	Wisconsin.....	141	5
Maryland.....	117	10	Wyoming.....	132	12
Massachusetts.....	234	8			
Michigan.....	131	5			
Minnesota.....	205	3			
Mississippi.....	35	18			
Missouri.....	162	7			
Montana.....	98	15	North Atlantic.....	203	6
Nebraska.....	252	3	South Atlantic.....	64	14
Nevada.....	74	24	North Central.....	178	5
New Hampshire.....	79	10	South Central.....	58	16
			Western.....	239	7

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

PER CAPITA RATIOS IN GROUPS OF COUNTIES.—In Table 34, which has already been considered, will be found the per capita mortgage debt in force in the 29 counties having an existing mortgage debt of \$25,000,000 and over, and also in the states and territories outside of these counties, and in Table 35 for other groups of counties.

THE MORTGAGE MOVEMENT WITH REFERENCE TO POPULATION.

The relationship of the amount of mortgages made during each of the 10 years 1880–1889 to the population of the same year is exhibited in Table 60. The population for the years 1881–1889 has been computed by geometrical progression, except for the years in which various states took the census of their population.

INCURRED DEBT PER CAPITA.—From the beginning to the end of the decade the mortgage debt incurred per capita increased from \$14 in 1880 to \$29 in 1889. The striking feature of the movement is that it was brought to a standstill from 1882 to 1885 during the financial depression; during these years the average per capita incurred mortgage debt remained at \$20. There was a marked expansion of mortgage credit from 1880 to 1882, from 1886 to 1887, and from 1888 to 1889, in relation to population.

In the North Atlantic division of states the per capita incurred debt increased from \$21 in 1880 to \$40 in 1889; in the South Atlantic division from \$5 in 1880 to \$10 in 1889; in the North Central division from \$16 in 1880 to \$29 in 1889; in the South Central division from \$5 in 1880 to \$13 in 1889; in the Western division from \$28 in 1880 to \$74 in 1889.

AVERAGE POPULATION TO A MORTGAGE FOR 10 YEARS.—Subject to the foregoing explanation of the limitations to the meaning of the figures showing the average population to a mortgage made during each year of the decade, Table 61 is presented. It appears that in the United States there were 78 persons to a mortgage made in 1880. The average declined without interruption to 50 persons in 1887, but rose to 53 persons in 1888, and then fell to 50 persons in 1889.

The averages for the North Atlantic division are substantially the same as those for the United States. In the South Atlantic division the average declined from 210 persons in 1880 to 105 persons in 1889; in the North Central division from 50 persons in 1880 to 37 in 1889; in the South Central division from 172 persons in 1880 to 89 in 1889; while in the Western division the average declined from 68 persons in 1880 to 26 in 1889.

PER CAPITA DEBT IN FORCE FOR 5 YEARS.—Table 62 exhibits the per capita mortgage debt in force January 1 for each of the 5 years 1886–1890, and the average population to a mortgage in force on the same dates. All states and territories are represented for the years 1889 and 1890; all states and territories except New Jersey and New York are represented for 1887 and 1888; and all states and territories except Connecticut, Delaware, District of Columbia, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, Rhode Island, and Vermont are represented for 1886. In using the averages for the United States and for the geographical divisions these omissions of states should be borne in mind.

Totals have been computed, also, for the 37 states and territories which are represented for all years, and these averages show that the per capita mortgage debt in force in 1886 was \$57, and that it increased uninterruptedly to \$72 in 1890. The average population to a mortgage in force in the 37 states and territories was 15, January 1, 1886; it remained at that number in 1887, declined to 14 in 1888, and remained at 14 in 1889 and 1890.

TABLE 60.—PER CAPITA REAL ESTATE MORTGAGE DEBT INCURRED, 1880 TO 1889, BY YEARS AND BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	1880	1881	1882	1883	1884	1885	1886	1887	1888	1889
The United States.....	\$14	\$17	\$20	\$20	\$20	\$20	\$23	\$27	\$25	\$20
Alabama.....	2	3	5	4	5	4	7	10	9	9
Arizona.....	22	48	63	37	32	17	27	40	16	23
Arkansas.....	3	4	6	5	5	5	5	8	7	8
California.....	20	36	40	44	45	43	49	88	78	70
Colorado.....	47	47	63	62	78	45	48	75	100	140
Connecticut.....	15	21	20	21	10	21	21	21	22	24
Delaware.....	15	20	20	24	23	20	21	19	19	21
District of Columbia.....	22	26	27	35	32	36	50	57	40	77
Florida.....	3	5	6	13	12	14	16	15	12	13
Georgia.....	2	3	4	6	4	5	5	6	5	6
Idaho.....	8	9	10	16	23	12	17	15	18	25
Illinois.....	17	21	25	24	23	23	27	28	28	37
Indiana.....	11	14	14	14	12	13	12	15	14	17
Iowa.....	10	23	28	28	27	24	24	20	25	27
Kansas.....	20	21	21	20	36	45	55	60	40	38
Kentucky.....	8	8	9	9	10	10	9	11	11	13
Louisiana.....	11	13	12	12	12	12	18	11	19	13
Maine.....	7	9	9	8	8	9	9	11	9	10
Maryland.....	9	11	10	12	13	13	12	14	13	13
Massachusetts.....	10	21	23	24	24	26	28	30	31	35
Michigan.....	18	21	22	22	19	17	17	18	16	17
Minnesota.....	19	22	31	33	31	32	47	50	43	47
Mississippi.....	4	6	5	7	6	6	6	7	8	0
Missouri.....	11	15	17	10	18	20	27	37	26	31
Montana.....	18	30	44	55	43	31	42	38	42	41
Nebraska.....	21	19	28	31	35	37	49	55	42	46
Nevada.....	17	25	55	16	11	10	20	25	13	18
New Hampshire.....	8	10	10	10	9	9	9	10	11	12
New Jersey.....	17	10	23	22	22	22	25	29	30	33
New Mexico.....	44	4	20	17	18	16	20	20	35	31
New York.....	26	32	36	39	39	39	45	50	47	56
North Carolina.....	2	3	9	4	4	4	4	4	4	5
North Dakota.....	50	81	130	93	63	41	40	41	41	42
Ohio.....	18	20	22	22	21	20	20	23	23	22
Oregon.....	24	27	32	32	26	24	24	20	20	40
Pennsylvania.....	21	24	27	27	28	28	28	30	30	36
Rhode Island.....	15	23	24	20	24	23	20	22	21	24
South Carolina.....	4	5	6	6	6	6	5	5	5	6
South Dakota.....	16	10	23	34	35	30	41	41	35	43
Tennessee.....	9	3	4	4	5	5	6	13	8	10
Texas.....	0	7	13	18	15	13	14	16	17	22
Utah.....	5	5	8	10	12	6	8	11	15	30
Vermont.....	20	15	19	10	20	18	10	15	17	20
Virginia.....	4	4	5	6	6	6	6	7	7	0
Washington.....	10	20	34	51	42	36	33	44	57	138
West Virginia.....	6	7	9	10	7	7	6	7	8	0
Wisconsin.....	13	15	18	19	17	16	17	20	18	10
Wyoming.....	0	10	10	28	69	20	43	34	26	26

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic	21	25	29	28	29	29	32	35	37	40
South Atlantic	5	6	6	8	7	8	8	9	8	10
North Central	10	19	22	23	23	23	26	31	20	20
South Central	5	6	8	9	9	8	9	12	11	13
Western	28	30	37	39	41	34	38	61	60	74

TABLE 61.—AVERAGE POPULATION TO A REAL ESTATE MORTGAGE MADE, 1880 TO 1889, BY YEARS AND BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	1880	1881	1882	1883	1884	1885	1886	1887	1888	1889
The United States.....	78	70	64	61	60	58	55	50	53	50
Alabama.....	271	206	174	178	107	147	120	108	123	109
Arizona.....	107	84	98	102	111	138	135	98	71	72
Arkansas.....	146	133	128	124	120	120	119	102	106	94
California.....	67	58	56	52	47	43	42	28	31	33
Colorado.....	40	32	27	30	30	36	31	20	14	13
Connecticut.....	88	80	75	74	75	73	76	74	72	65
Delaware.....	118	90	83	74	82	84	89	94	92	90
District of Columbia.....	88	87	77	69	69	63	47	45	49	38
Florida.....	206	171	135	91	67	62	54	58	69	74
Georgia.....	352	241	194	187	100	132	137	140	145	121
Idaho.....	145	96	77	64	60	63	69	75	61	42
Illinois.....	72	64	58	59	60	58	54	51	50	43
Indiana.....	73	62	58	58	64	58	62	55	55	44
Iowa.....	87	63	28	31	33	34	35	35	36	34
Kansas.....	27	28	31	28	22	16	14	13	17	23
Kentucky.....	132	120	112	110	106	102	105	91	90	82
Louisiana.....	203	166	100	188	177	162	153	146	140	133
Maine.....	82	77	73	72	78	72	71	70	74	70
Maryland.....	149	131	127	117	110	102	106	95	98	96
Massachusetts.....	112	95	88	84	78	76	73	70	69	65
Michigan.....	42	38	36	36	39	42	43	44	48	47
Minnesota.....	35	32	29	20	30	28	24	20	27	26
Mississippi.....	199	150	146	123	127	116	108	101	104	99
Missouri.....	68	56	55	52	55	50	43	38	47	42
Montana.....	74	47	42	26	37	44	45	47	44	32
Nebraska.....	20	20	23	23	22	21	18	17	21	20
Nevada.....	95	111	127	102	144	61	86	111	79	118
New Hampshire.....	107	85	87	88	90	90	92	89	80	80
New Jersey.....	96	89	79	78	79	74	71	66	61	58
New Mexico.....	870	295	181	152	184	104	151	141	144	170
New York.....	97	92	81	80	79	77	75	70	71	65
North Carolina.....	216	188	172	147	143	120	128	124	126	118
North Dakota.....	14	9	6	7	10	17	16	17	17	17
Ohio.....	63	56	52	53	55	55	55	50	50	48
Oregon.....	49	45	38	35	41	41	42	35	40	39
Pennsylvania.....	55	54	51	48	44	42	44	43	42	39
Rhode Island.....	116	108	101	103	96	90	93	87	91	84
South Carolina.....	204	170	152	124	118	109	119	123	139	110
South Dakota.....	26	20	18	12	18	17	14	14	18	16
Tennessee.....	283	240	250	222	211	204	171	113	135	120
Texas.....	118	91	71	61	77	85	77	73	72	60
Utah.....	172	160	127	90	75	138	124	101	78	55
Vermont.....	60	58	54	52	53	52	55	55	55	54
Virginia.....	255	251	222	213	107	170	172	151	138	128
Washington.....	49	42	27	18	20	24	26	24	19	13
West Virginia.....	157	134	117	109	111	114	122	108	107	90
Wisconsin.....	54	52	45	40	46	46	46	46	48	46
Wyoming.....	104	100	78	76	80	50	46	40	33	52

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic.....	78	74	68	66	69	61	61	59	58	54
South Atlantic.....	210	178	157	140	130	118	118	114	116	105
North Central.....	50	46	42	41	41	39	39	33	38	37
South Central.....	172	142	128	117	124	121	112	98	102	89
Western	98	58	51	45	25	46	44	32	30	26

TABLE 62.—PER CAPITA REAL ESTATE MORTGAGE DEBT IN FORCE AND AVERAGE POPULATION TO AN EXISTING MORTGAGE AT 5 SPECIFIED DATES, BY STATES AND TERRITORIES.

STATES AND TERRITORIES.	PER CAPITA DEBT JANUARY 1—					AVERAGE POPULATION TO A MORTGAGE IN FORCE JANUARY 1—				
	1886	1887	1888	1889	1890	1886	1887	1888	1889	1890
	\$57	\$63	\$68	\$91	\$60	15	15	14	13	13
The states and territories represented.....										
Alabama.....	11	18	23	26	26	58	51	44	43	42
Arizona.....	47	42	67	57	39	71	77	64	40	40
Arkansas.....	9	9	11	12	13	50	54	50	48	45
California.....	114	119	158	187	200	17	15	13	11	11
Colorado.....	113	92	107	147	200	18	18	14	9	8
Connecticut.....		102	103	104	107		14	13	13	13
Delaware.....		100	99	97	96		16	17	17	17
District of Columbia.....		151	176	100	220		13	12	11	10
Florida.....	35	42	43	42	40	23	19	17	18	19
Georgia.....	13	13	14	14	15	45	42	39	39	38
Idaho.....	31	28	28	30	38	34	35	38	35	27
Illinois.....	83	80	89	91	100	15	15	14	14	13
Indiana.....	48	40	47	46	51	14	14	14	14	13
Iowa.....	107	108	106	104	104	7	7	7	7	8
Kansas.....	96	120	160	177	170	7	6	5	4	5
Kentucky.....	21	21	23	23	25	37	36	34	33	31
Louisiana.....	24	25	24	25	25	68	63	59	58	55
Maine.....		40	48	48	49		12	11	11	11
Maryland.....		57	60	62	62		22	20	20	19
Massachusetts.....		123	130	136	144		14	14	13	13
Michigan.....	84	82	79	74	72	8	8	9	9	9
Minnesota.....	96	111	135	144	153	8	8	7	7	7
Mississippi.....	11	11	12	13	15	51	49	45	44	42
Missouri.....	52	59	74	78	80	10	15	14	14	14
Montana.....	58	59	63	64	66	24	27	28	27	23
Nebraska.....	94	112	120	128	126	8	7	6	7	7
Nevada.....	91	96	50	52	48	33	30	30	32	36
New Hampshire.....		48	48	49	50		15	16	15	15
New Jersey.....				151	161				11	10
New Mexico.....	21	26	28	42	43	107	98	93	92	101
New York.....				252	268				11	10
North Carolina.....	11	12	12	13	13	40	37	36	35	34
North Dakota.....	173	157	140	140	141	4	4	4	5	5
Ohio.....	68	67	68	69	71	14	15	14	14	14
Oregon.....	66	68	50	62	73	15	18	16	16	14
Pennsylvania.....	98	99	101	110	117	11	11	10	10	10
Rhode Island.....		108	106	104	106		18	17	17	16
South Carolina.....	14	13	12	11	12	41	41	41	41	43
South Dakota.....	75	92	103	105	110	6	5	5	5	5
Tennessee.....	10	11	18	21	23	78	70	64	40	45
Texas.....	37	36	36	37	42	25	26	27	26	24
Utah.....	10	13	16	22	30	54	55	50	48	35
Vermont.....		87	85	84	84		10	10	10	10
Virginia.....	13	13	14	15	17	66	62	57	52	48
Washington.....	55	46	53	66	126	14	17	17	15	12
West Virginia.....	28	27	26	24	26	28	28	27	27	26
Wisconsin.....	66	68	71	71	72	10	10	10	10	10
Wyoming.....	90	117	121	108	82	21	18	17	18	20

RECAPITULATION BY GEOGRAPHICAL DIVISIONS.

North Atlantic.....	98	99	102	101	171	11	12	12	11	11
South Atlantic.....	15	26	27	27	29	42	33	32	31	30
North Central.....	77	81	88	91	93	11	10	10	10	10
South Central.....	10	10	22	23	26	44	43	40	38	36
Western.....	84	83	103	121	142	19	10	10	14	13
The 37 states and territories represented by all years....	57	59	65	68	72	15	15	14	14	14